MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128090/FO/2020
Date registered valid:	28 September 2020
Proposal:	Erection of a 2 storey four bedroomed detached dwellinghouse, with living accommodaton in roof space together with associated parking at the front.
Address:	Land To The Rear Of 10 Cranmer Road, Manchester, M20 6AW
Ward(s):	Didsbury East Ward
Applicant:	Mr Heneghan 10 Cranmer Road, Manchester, M20 6AW
Agent (if any):	Mr Matthew Mcnulty 12 Hartington Road, Manchester, M21 8UY
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: robert.tyrer@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 February 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 11 November 2020

Standard consultations:
Printed: 6 October 2020 Expired: 27 October 2020

Neighbour notifications
Printed: 6 October 2020 Expired: 27 October 2020

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 and area

The application site relates to the rear garden of 10 Cranmer Road.

The properties on Cranmer Road are large two storey semi-detached properties and their plots vary in size with the properties along the eastern side of the road (even numbers) predominately having large rear gardens which abut onto Sussex Avenue. This includes the application site.

Sussex Avenue is a narrower road with properties predominately on the eastern side of the road. These properties are two storey detached properties with front and rear gardens.

Fog Lane Park lies to the north of Cranmer Road and Sussex Avenue with pedestrian access from Sussex Avenue.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: **No**

Description of development

The applicant is seeking planning permission to erect a 2 storey four bedroomed detached dwellinghouse, with living accommodation in roof space together with associated parking at the front.

Consultations & Notification Responses

Local Residents/Public Opinion – A total of 5 objections were received regarding this application. A summary of the comments are as follows:

- Three storey dwellinghouse is too tall;
- One representation raised that they liked the modern design but considered that the proposed house was too tall;
- One comment raised concerns with the design and that it was not in keeping with the streetscene.
- The proposed dwellinghouse sits wider within the site and too close to the boundaries;
- Properties at the rear concerned with overlooking due to the size of windows and from the proposed Juliet balcony;

Highway Services – No objection, raised that one dwellinghouse would not have an impact on the highway network, welcomed EV charging points. Highways also raised that as a vehicle and pedestrian access to the development is proposed from Sussex Avenue. To facilitate access onto the driveway a new dropped crossing will be required via a Section 184 Agreement with MCC Highways.

Environmental Health - No objection, recommended conditions regarding ground contamination and waste management.

Neighbourhood Team Leader (Arboriculture) – Objected due to the removal of a street tree and lack of tree planting mitigation.

United Utilities PLC – No objection requested conditions relating to surface water drainage and foul water.

Issues

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
And,

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Development Plan

Manchester's Core Strategy Development Plan Document forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaced a large number of policies in the Unitary Development Plan; however, some of the UDP policies do remain extant.

Core Strategy

Policy SP1

Sets out the key spatial principles which will guide the strategic development of Manchester and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy T2 - Accessible areas of opportunity and need - The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers including the Regional Centre, Oxford Road Universities and Hospitals and the Airport and is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities

Policy H1 - Housing

Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours. Priority should be given to sites which are in close proximity to centres of high frequency public transport routes and to the re-use of previously developed sites in sustainable locations.

Policy H6 – South Manchester

The Council expects that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. 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.

Policy EN1 - Design Principles and Strategic Character Areas
Development in Manchester will be expected to have regard to the strategic character area in which the development is located. Opportunities for good design should be fully realised, particularly on major radial routes.

Policy EN8 - Adaptation to Climate Change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Policy EN14 – Surface Water

The policy requires that amongst all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.

Policy EN16 – Air Quality

This policy requires that the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The policy expects that developers take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy DM1 Development Management

The policy covers issues which need consideration, and those relevant here include: siting, scale, materials and details, effects on amenity and vehicular access and car parking. These issues are given consideration later in the report.

Unitary Development Plan for the City of Manchester (1995)

Saved Policy DC6.1 and DC6.2

This policy sets out that the Council will not normally grant consent for residential development on “backland” sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.

Saved Policy DC6.2 sets out the specific criteria that proposal must achieve.

DC7 – New Housing Development

This saved policy seek to ensure 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.

All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

Guide to Development in Manchester

- A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located and new development should be designed having full regard to its context and the character of the area.
- Preserve or enhance buildings and areas of architectural and historic importance together with their settings. New developments within conservation areas should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.
- Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest
- Buildings should relate well to each other. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.

The Principle – Policy H6 of the Core Strategy states that high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. 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.

There have been a number of recent applications for single dwellinghouses with a similar relationship to the street.

The application site is not located within any designated district or local centre and the proposal seeks to provide one family dwellinghouse.

Policy EN1 of the Core Strategy, saved policy DC6.2 are in line with Section 12 of the NPPF with regard to achieving well designed places and a high standard of amenity for existing and future residents.

However, there are detailed matters that also require consideration and these are set out below.

Backland – In terms of policy within Manchester extant policy DC6 provides the criteria for building dwellinghouses on “backland” sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.

The site in this case is within the rear garden of 10 Cranmer Road which is a long rectangular shape and the rear of the garden borders Sussex Avenue. Sussex Avenue is a cul-de-sac that contains residential properties predominantly on the eastern side of the street although as will be discussed recent development within the street has focused on new housing on the western side.

The site in this case cannot be considered backland as it already has a frontage onto Sussex Avenue with an existing pedestrian access.

As briefly discussed the majority of the dwelling houses on the eastern side of Sussex avenue however, there has been previously approvals for the eastern side of the property as development has taken place in the rear garden of 8 Cranmer Road for a detached dwellinghouse which received planning permission in 1993 (ref. 41133). This development was subsequently built and is known as “Sussex Lodge” - 5a Sussex Avenue and is adjacent to the application site.

The siting of houses in part of the rear gardens belonging to properties along Cranmer Road, fronting Sussex Avenue has become an established feature, notably underlined by property at No. 16 (ref: 100027/FO/2012/S2) approved by the Planning and Highways Committee in 2012 and at No.14 Cranmer Road (ref:107984/FO/2015/S2 and No. 18 Cranmer Road (ref: 108863/FO/2015/S2), both approved by the Planning and Highways Committee in June 2015.

In addition, there are two further planning permissions dating back to the late 1970s for the rear gardens of 10 and 12 Cranmer Road for a bungalow and detached dwellinghouse respectively (F07364 and F00672). These consents have never been implemented and have subsequently expired.

Numbers 3, 5, 5a and 7 Sussex Avenue provide further evidence that development has historically being built along the western side of the road which have shortened the larger gardens of properties along Cranmer Road.

Against the above background, there is no doubt that Sussex Avenue has a distinctive character to the street scene with its development principally focus on the line of detached dwellings on the eastern side of the road which is further enhanced by the well maintained trees and grass verges.

Site Layout – As shown in figure 1 the proposed development has been arranged to provide a two storey, four bedroom, detached property of a similar footprint to that of the adjoining property 5b Sussex Avenue.

The site will contain both front and rear gardens and a driveway which will provide two off road car parking spaces for the future occupiers of the property.

The dwelling would present its main face and pedestrian entrance to Sussex Avenue, to contribute to its vitality and interest within the street. Furthermore the position of the windows and entrances should ensure that the street is overlooked to promote informal surveillance.

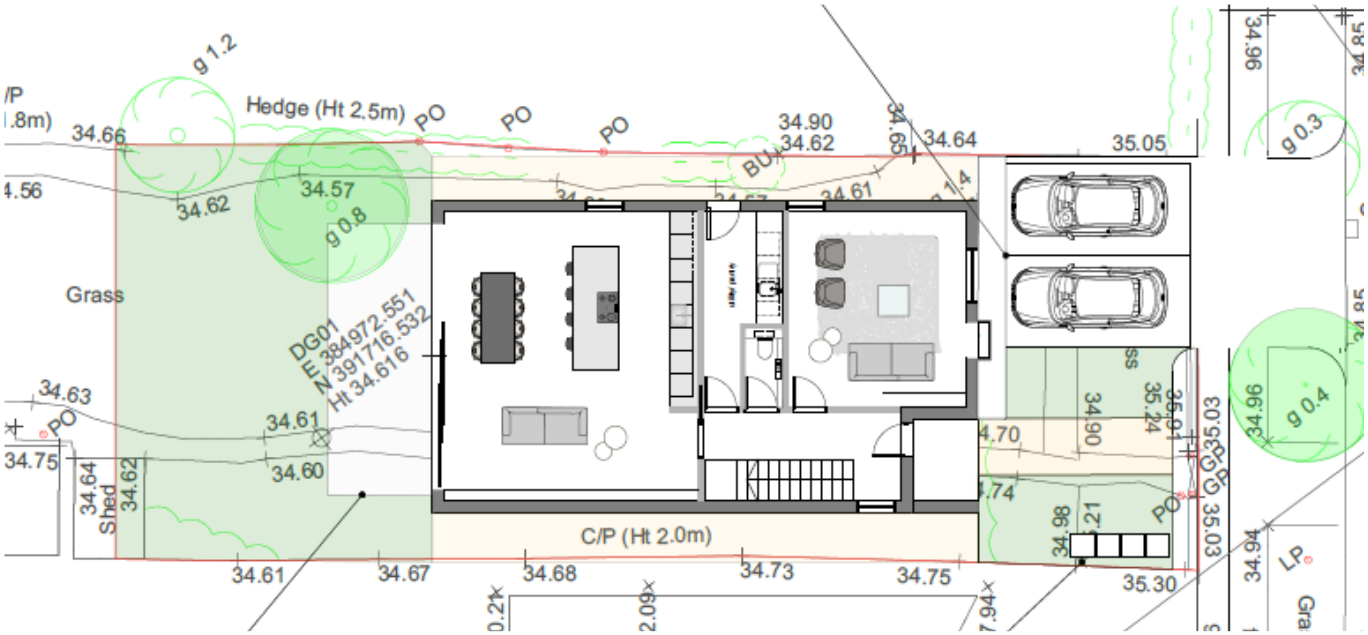

Figure 1 Proposed Site Layout

The proposal will continue the pattern of development established under the developments approved at the rear of 14, 16 and 18 Cranmer Road. The property would be set back by 5.68 metres from the footpath to ensure that reduces the impact on the street. It should be noted this is similar setback to the other recent approved dwellinghouses.

It is therefore considered that the layout is appropriate for this location.

Scale and Massing – Policy EN1 of the Core Strategy and the Guide to Development in Manchester SPD seek to ensure that scale of new development is informed by its context. The surrounding area is characterised by large two storey detached dwellings along Sussex Avenue and large two storey semi-detached properties along Cranmer Road. Concerns were raised with the applicant regarding the original design which showed that the original proposal was substantially taller than the neighbouring properties, the applicant has since amended the drawings to show that the roof height is more in line with the existing properties.

The proposal dwelling is two storeys, measuring approximately 7.78 metres in overall height with the eaves height set at 5.45 metres.

In considering the heights and type of properties along Sussex Avenue the scale and massing of the proposal is acceptable as shown in figure 2.

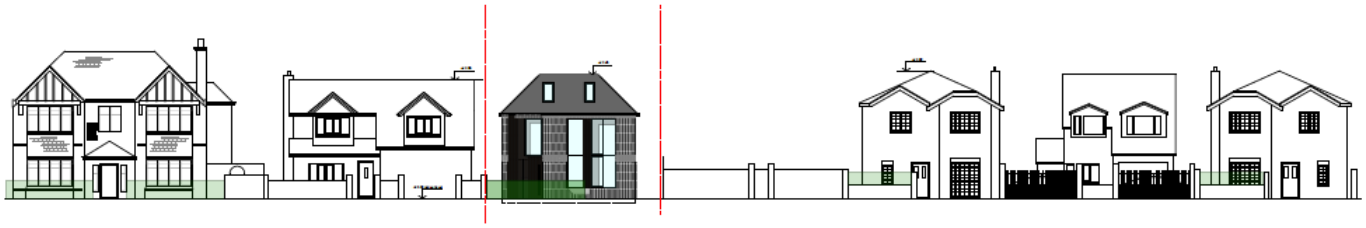

Figure 2 Proposed Streetscene

Design and Appearance – The appearance of the proposed dwellinghouse has taken on a contemporary approach, however the materials (figure 3) are more in keeping with the surrounding street scene with the use of red brick for the majority of the dwellinghouse and a slate tile roof.

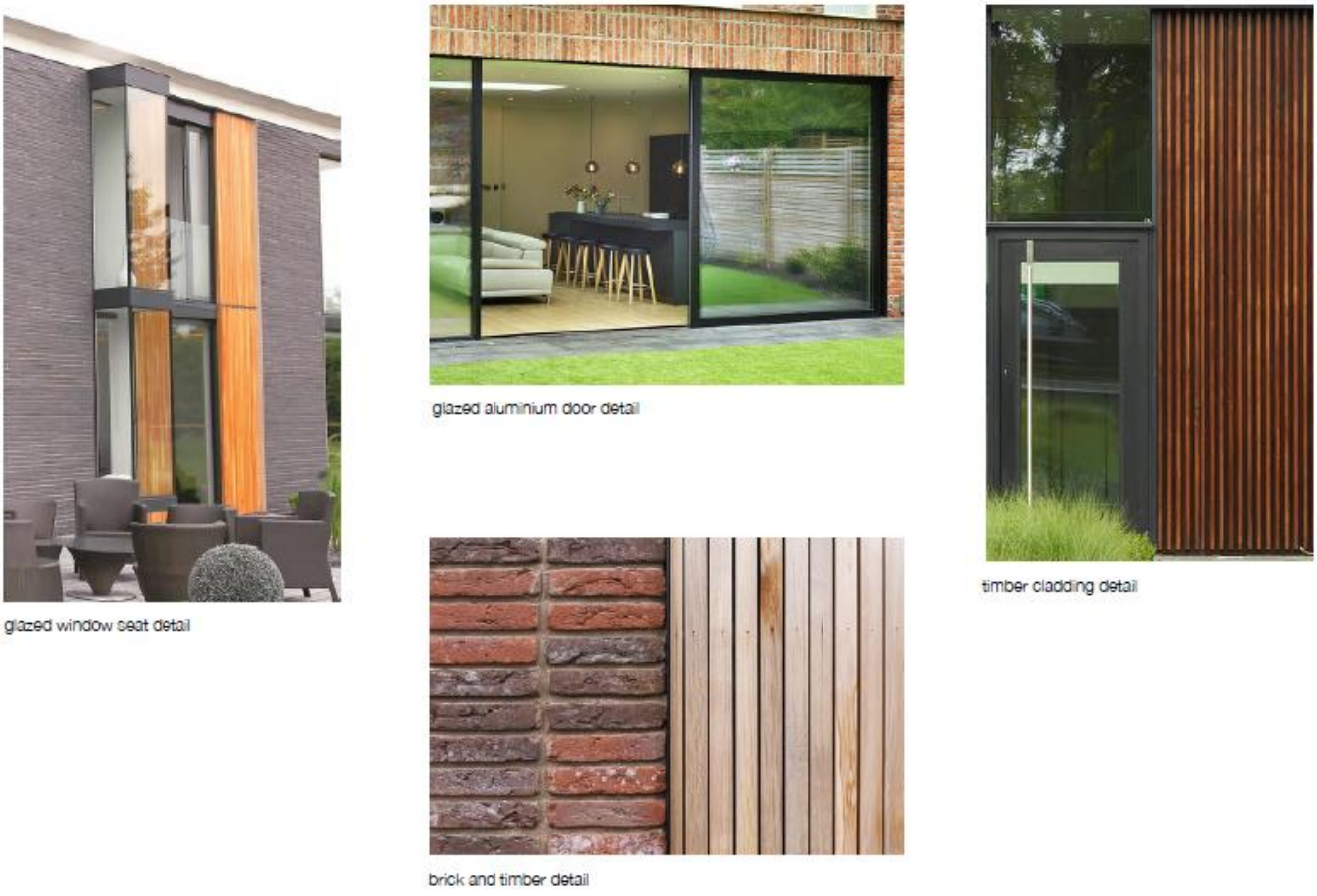

Figure 3 Proposed Materials

The advice of the Guide to Development in Manchester Supplementary Planning Document 2007 (SPD) which states that buildings should front onto the highway this is to ensure that the proposal contributes to the vitality and interest.

It is considered that the proposed scheme would not cause a harmful effect upon the character and appearance of the area. The scheme is therefore complaint with Policy SP1 of the Core Strategy which sets out a number of spatial principles and seeks that development makes a positive contribution to the neighbourhoods of choice by creating a well-designed place that enhances the character of the area.

Concerns raised that the proposal would be an overdevelopment of the site and that the materials were not in keeping with the area. As demonstrated above the built form is comparable in plot size as the surrounding properties, the design does differ from the surrounding area but the proposed materials are more in keeping but these will help not only to provide an interesting building but also mitigate the impact of the built form.

To ensure that materials are acceptable for the street scene it is recommended that a condition require materials to be agreed prior to the construction of the dwellinghouse is attached.

Standard of accommodation - The Manchester Residential Quality Guidance provide the minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. In this case the gross internal area for each of the dwellinghouses does comply with all part of the guidance and the Manchester space standards. As shown below

The required space standards for a 4 bedroom, 8 person single storey dwelling house is 124 square metres with 3 square metres for storage

In addition to the four bedrooms, the floor plans show a large open plan living area including kitchen and dining spaces.

The proposed dwellinghouses would be over 230 square metres therefore the dwellings would comply with a 8 person dwellinghouse therefore would comply with the space standards and policy DM1 of the Core Strategy which requires consideration as to the adequacy of the internal accommodation, which is this case is considered to be a of a good standard.

Amenity Space - The rear of the 10 Cranmer Road will be split into two plots of roughly even size. Section 10 of the Guide to Development in Manchester SPD provides the criteria for private amenity space associated with new dwellings. The document states that all new development should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area.

It is considered that the development would comply with policies DM1, H6 and the Guide to Development in Manchester SPD as it would provide an adequate amount of private amenity space for both properties.

Residential Amenity – The relationship and distance between the properties on Sussex Avenue, Cranmer Road and the development are similar to other residential developments.

Concerns have been raised regarding privacy and a reduction of light into neighbouring properties. In terms of 5a Sussex Avenue, the top floor window is obscurely glazed and with the water pipes and extraction fan opening indicates that this room is a bathroom. On the ground floor the window appears to be a utility room. Therefore the development is unlikely to reduce privacy or light into a habitable room.

The development is approximately over 25 metres away from the properties that the rear. At the side the there will be a gap of 1.25 metres to the shared boundary of 5a Sussex Avenue which is located to the south of the application site. Furthermore, it is recommended that all windows at the side will be obscurely glazed to protect residential amenity.

Whilst the flat roof section at the rear is not shown as a balcony it is also recommended to ensure privacy that this flat roof is restricted for access for maintenance only

It is considered that the application would not result in a detrimental impact on the residential amenity currently enjoyed by the occupiers of the neighbouring properties nor that of the present and future occupiers of the application site.

Car Parking/Highway Considerations – Highway Services raised no objection to the proposal. The development will provide two off-road car parking spaces and is therefore considered to be in accordance with DM1 and T2.

Air Quality- The measures will also include details of the electric vehicle (EV) charging which would help to further reduce impact of the development on air quality on the local area. This will be agreed by a means of a condition.

Flood Risk – The application site is not located within any designated flood zone and it is recommended that conditions are attached to any planning approval that details of surface water drainage are considered prior to the installation of any drainage scheme.

Waste – Environmental Health have raised no objection to the waste management strategy however it is noted that the waste would be stored in the front garden. To protect residential amenity a condition is required to ensure that the bins are stored within a dedicated bin store. The proposed dwellinghouse will have similar refuse arrangements to the existing dwellinghouse it is considered that the development will accord with Policy DM1 which requires adequate refuse storage and collection arrangements.

Trees – The tree survey submitted with the application indicates that 4 trees would have to be removed for the development. In addition, the report shows protection measures to protect the retained trees. The City Arborist has objected due to the removal of a street tree as a result of the proposed car parking and driveway and lack of mitigation.

The submitted survey and report states that mitigation will be required and that it should be agreed with the LPA. A condition is requested to ensure landscaping improvements to improve biodiversity and quality.

Ground Conditions - Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments.

Environmental Health have not raised any concerns and recommended a condition requiring a , 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 before development commences. In the event of the Preliminary Risk Assessment identifying risks, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal).

When the development commences, the development should be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report.

This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

Conclusion - Both national and local policies seek to boost the supply of housing significantly and the NPPF requires that housing applications be considered in the context of the presumption in favour of sustainable development. The proposed scheme is considered to have a satisfactory relationship with adjoining properties and replacement dwelling would not result in an intensification of the site, and there are no concerns about whether the site can, accommodate this form of residential development. The proposal therefore complies with the NPPF and the Core Strategy.

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 polices 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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC6 of the Manchester Unitary Development Plan and to policies SP1, DM1, H1, H6, T2 and EN1 of the Core Strategy.

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

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

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

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

1926-101 Revision B, 1926-102 Revision B, 1926-103 Revision B and 1926-1000 Revision D stamped as received by the City Council as Local Planning Authority, on the 23.09.2020

Arboricultural Impact Assessment and Arboricutural Method Statement stamped as received by the City Council as Local Planning Authority, on the 28.09.2020

1926-203 Revision C stamped as received by the City Council as Local Planning Authority, on the 25.01.2021

1926-201 Revision E and 1926-202 Revision D stamped as received by the City Council as Local Planning Authority, on the 27.01.2021

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) the dwellinghouse 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, or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

4) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no outbuildings, garages or extensions; shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation and amenity space that is suitable for people living as families and easement for underground services pursuant to policies DM1 and H7 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

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

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

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

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

7) The single storey flat roof, as shown on drawings 1926-201 Revision E stamped as received by the City Council as Local Planning Authority on the 27.01.2021 and 1926-102 Revision B stamped as received by the City Council as Local Planning Authority on the 23.09.2020, shall not be used as a roof terrace or balcony area.

Reason - To protect the amenity of the surrounding residential properties from overlooking pursuant to policy DM1 of the Manchester Core Strategy (2012).

8) Before first occupation the side windows in the first and ground floor elevations 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.

9) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

10) Prior to first occupation a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority, this shall include details of replacement tree planting. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

11) The tree protection measures shall be carried out in accordance with the Aboricultural Impact Assessment and Method Statement prepared by Mulbery stamped as received by the City Council as Local Planning Authority, on the 28.09.2020

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction) and Aboricultural Impact Assessment.
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

12) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

13) 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.

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.

14) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy as part of condition 11 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.

15) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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

16) 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.

The scheme shall also include:

- Evidence that the drainage hierarchy has been followed for surface water runoff management;

- Details of how the scheme shall be maintained and managed after completion.

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.

17) Prior to the first occupation of the use of the development 1 electric car charging points shall be installed in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

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

Informatives

1) Vehicle and pedestrian access to the development is proposed from Sussex Avenue. In order to facilitate access onto the driveway a new dropped crossing will be required via a Section 184 Agreement with MCC Highways.

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. 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)

12 Sussex Avenue, Manchester, M20 6AQ
10 Sussex Avenue, Manchester, M20 6AQ
8 Sussex Avenue, Manchester, M20 6AQ
5A Sussex Avenue, Manchester, M20 6AQ
8 Cranmer Road, Manchester, M20 6AW
12 Cranmer Road, Manchester, M20 6AW

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH