

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Craig Nemeth
Galliford Try Partnerships North West
(acting On Behalf Of S4 Brunswick)
C/o Agent

Agent (if used)

Mr David Tye
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Application to vary Condition Nos 2,14 and 29 attached to permission 101664/FO/2013/N2 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 20 private for sale dwellings from the layout, minor changes to access arrangements, highways, driveways and parking, minor changes to boundary treatments, and the re-siting of some new build properties

Location: Brunswick Neighbourhood, Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And Mancunian Way, Brunswick, Manchester, M13 9TQ

Date of application: 4 December 2017

Application number: 118379/JO/2017

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Since the original approval for this neighbourhood regeneration scheme, the applicant has been involved in continuous discussions with the City Council in relation to possible changes to the approved proposals prior to the submission of this planning application. However, further concerns that have been raised throughout the application process through neighbour representations and consultee responses in relation to a wide range of issues have been addressed. Officers worked in a positive and proactive manner with the applicant to negotiate revised proposals to create an acceptable layout, adequate car parking and appropriate measures to create an acceptable relationship with the surrounding existing properties. Therefore, the scheme is now acceptable and in accordance with the Development Plan.

Condition(s) attached to this decision

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

Extra Care/Day Care Centre Plans

EC-D-30-100 rev E, Extra Care/Day Care Centre Levels 01-02

EC-D-30-101 rev E, Extra Care/Day Care Centre Levels 03-04

EC-D-30-500 rev C, Extra Care/Day Care Elevations

Boundary Treatment Plans

M4976 LP 014 Rev A, Typical Garden Layout - New Build Properties

M4976 LP 019 Rev A, Typical Garden Layout - Refurbished Properties

S38 Plans showing the design and extent of adoptable carriageway and footway only

UV004393-S38-02A-01 Rev D04, Section 38 Plan, Oregon Close, Area 1

UV004393-S38-02B-01 Rev D07, Section 38 Plan, Oregon Close, Area 2

UV004393-S38-03-01 Rev D05, Section 38 Plan, Plymouth Gove Cycle Link, Scale 1:100@A1 Urban Vision

UV004393-S38-04-01 Rev D05, Section 38 Plan, Clare Street and Lockton Close

UV004393-S38-06-01 Rev D16, Section 38 Plan, Beamish Close

UV004393-S38-07-01 Rev D12, Section 38 Plan, Harehill Close

UV004393-S38-8A-01 Rev D04, Section 38 Plan, Hanworth Close Phase 8A

UV004393-S38-8B-01 Rev D04, Section 38 Plan, Hanworth Close Phase 8B

UV004393-S38-09-01 Rev D09, Section 38 Plan, Bankmill Close

UV004393-S38-10-01 Rev D08, Section 38 Plan, Hartfield Close

UV004393-S38-11-01 Rev D09, Section 38 Plan, Statham Walk

UV004393-S38-11A-01 Rev D03, Section 38 Plan, Balsam Close

UV004393-S38-13-01 Rev D05, Section 38 Plan, Yelverton Walk

UV004393-S38-14-01 Rev D06, Section 38 Plan, Stockland Close

UV004393-S38-19-01 Rev D06, Section 38 Plan, Arkley Walk

UV004393-S38-20-01 Rev D05, Section 38 Plan, Deanwater Close and Henshaw Walk

UV004393-S38-20A-01 Rev D04, Section 38 Plan, Henshaw Walk

UV004393-S38-21A-01 Rev D02, Section 38 Plan, Bramwell Drive Cul-de-Sac

UV004393-S38-22-01 Rev D09, Section 38 Plan, Croxton Walk/Sefton Close

UV004393-S38-23-01 Rev D04, Section 38 Plan, Boulevard to Hartfield Close

UV004393-S38-23A-01 Rev D06, Section 38 Plan, Balsam Close to Whitekirk Close

UV004393-S38-24-01 Rev D07, Section 38 Plan, Pedley Walk

UV004393-S38-26-01 Rev D03, Section 38 Plan, Staverton Close

UV004393-S38-27-01 Rev D04, Section 38 Plan, Skerry Close

UV004393-S38-28-01 Rev D08, Section 38 Plan, Boulevard North Balsam - Skerry - Gartside

UV004393-S38-28-02 Rev D04, Section 38 Plan, Boulevard Central

UV004393-S38-29A-01 Rev D04, Section 38 Plan, Skerry Close

UV004393-S38-29B-01 Rev D05, Section 38 Plan, Boulevard South and Plaza

UV004393-S38-30-01 Rev D04, Section 38 Plan, Cumbrian Close

UV004393-S38-31-01 Rev D05, Section 38 Plan, Glenbarry Close

UV004393-S38-32A-32B-01 Rev D05, Section 38 Plan, Danebank Walk

Detailed Curtilage Plans

M5115-255-1-C03 Proposed Lockton Close 1-25

M5115-168-20-C03 As built Litcham Close 9-27

M5115-112-C00 Proposed Gardens Penfield Close

M5115-166-13-C07 Proposed Merrow Walk 1-35

M5115-170-21-C03 Proposed Mancroft Walk 3-15
M5115-113-20-C02 Proposed Gardens Litcham Close
M5115-243-3-C03 Proposed Pedley Walk 19-21 & Frandley Walk 1-5
M5115-247-8-C04 As built Stratham Walk 1-7
M5115-249-14-C04 Proposed Milnrow Close 2-20
M5115-115-18-C02 Proposed Gardens Wadesmill Walk
M5115-251-15&16-C03 Proposed Cray Walk 12-26
M5115-253-17-C03 Proposed Cray Walk 2-10
M5115-237-22-C03 Proposed Wadeson Road 10-16
M5115-223-23-C05 Proposed Wadeson Road 24-34
M5115-137-65-C06 As built Hardshaw Close 2-20
M5115-128-57-C04 Proposed Gardens Arkley Walk 4-6
M5115-128-57-C Proposed Arkley Walk 4-6
M5115-143-46-C04 Gardens Brunswick Street No. 43-57
M5115-150-45A&45B-C05 Proposed Ardeen Walk 23-57
M5115-186-39-C04 Proposed Tower Square & Beamish Close 12 & 14
M5115-158-76-C05 Proposed Cherryton Walk 2-24
M5115-139-75-C06 Proposed Kincardine 82-102 and Cherryton Walk
M5115-154-42-C06 As built Bramwell Drive 3-15

all stamped as received by the Local Planning Authority on the 1st December 2017

Boundary treatments 1 of 3 dwg M4976-LP-006 Rev C
Boundary treatments 2 of 3 dwg M4976-LP-007 Rev D
Boundary treatments 3 of 3 dwg M4976-LP-008 Rev C
Parking Information 1 of 3 M5115-270/1 CO1
Parking Information 2 of 3 M5115-270/2 CO1
Parking Information 3 of 3 M5115-270/3 CO1
House Type Plan M4976 Rev A

M5115-241-3-C07 Proposed Pedley Walk 9-17 & Harehill Close 1-7

all stamped as received by the Local Planning Authority on the 28th March 2018

Site Masterplan M4976-LP-000 Rev D

M5115-239-4 CO7 Proposed Pedley Walk 1-7 Wadeson Road 2-8

all stamped as received by the Local Planning Authority on the 28th March 2018

b) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under planning permission 101664/FO/2013/N2 on 30 May 2013 continue to be approved drawings for the purposes of this permission:

Masterplan Series

M001 Rev B, Site Location Plan - Red Line Application Area (PFI Boundary)

M002 Rev D, Demolition Plan

M004 Rev C, Reversals Plan

M008 Rev C, Low Rise Retained & Reversals House Type Location Plan

S4B Office, Retail & Apartments

CH-D-30-100 Rev C, S4B Housing Office Layout

D-T1-30-100 Rev E, Retail / Apartment Block - Floor Plans - Level 00 (Polygon St Site)

D-T1-30-200 Rev F, Retail / Apartment Block - Floor Plans - Levels 01-03 (Polygon St Site)

D-T1-30-500 Rev E, Retail / S4B Housing Office / Apartments Proposed Elevations

D-T1-30-500A Rev D, Retail / Apartment Block -Proposed Colour Rendered Elevations

D-T1-30-600 Rev B, Section Through Retail / Maisonettes

Extra care/ Day care Centre

EC-D-30-102 Rev C, Extra Care / Day Care Centre Site Plan Level 00

EC-D-30-500A Rev A, Extra Care / Day Care - Modelled Elevations

EC-D-30-600 Rev A, Extra Care / Day Care - Sections

LIB-D-30-100 Rev B, Library Plan, Elevations & Sections

New Build Properties

D-HT-30-100D, DFA 2 Compliant House Types A-C

D-HT-30-101D, DFA 2 Compliant House Types D,E & G

D-HT-30-102D, DFA 2 Compliant House Types K & L

D-HT-30-103D, DFA 2 Compliant House Type M

B009A Rev B, New House Types A & A* - Colour Rendered Elevations

B010A Rev B, New House Type B & B* - Colour Rendered Elevations

B011A Rev B, New House Type C & C* - Colour Rendered Elevations

B012A Rev B, New House Type D - Colour Rendered Elevations

B013A Rev B, New House Type E - Colour Rendered Elevations

B013C Rev B, New House Type E* - Plans & Elevations (Non - DFA 2)

B015A Rev B, New House Type G - Colour Rendered Elevations

B017A Rev B, New House Type K* - Colour Rendered Elevations (Non - DFA 2)

B018A Rev B, New House Type L & L* - Colour Rendered Elevations

B019A Rev B, New House Type M - Colour Rendered Elevations

B020A Rev B, New House Type N - Colour Rendered Elevations

Refurbished Properties

D-HT-30-001, Low Rise Retained House Types - Existing Plans

D-HT-30-002, Low Rise Retained House Types - Existing Plans

FB-30-001, Flying Bedroom - Existing & Proposed Plans - 2-5 Pedley walk

FB-30-002, Flying Bedroom - Existing & Proposed Plans -2-3 Arley Moss Walk

FB-30-003, Flying Bedroom - Existing & Proposed Plans -3-5Daleford Square

FB-30-004, Flying Bedroom - Existing & Proposed Plans - 3 Cadum Walk - 6 Bramwell Drive

FB-30-005, Flying Bedroom - Existing & Proposed plans - 20-22 Hardshaw Close

M1-D-30-100, Retained Maisonette Plans & Elevations 1-51 Lockton Close

M1-D-30-100A, Retained Maisonette Plans & Elevations / NBS 1-51 Lockton Close

M2-D-30-100, Retained Maisonette Plans & Elevations -2-32 Hursthead Walk

M2-D-30-100A, Retained Maisonette Plans & Elevations / NBS 2-32 Hursthead Walk

M3-D-30-100, Retained Maisonette Plans & Elevations -1-35 Merrow Walk

M4-D-30-100, Retained Maisonette Plans & Elevations -9-47 Litcham Close

M5-D-30-100, Retained Maisonette Plans & Elevations -3-29 Mancroft Walk

M6-D-30-100, Retained Maisonette Plans & Elevations -1-51 Skerry close

M7-D-30-100, Retained Maisonette Plans & Elevations -2-34 Helmshore Walk

M8-D-30-100, Retained Maisonette Plans & Elevations -38-56 Helmshore Walk

R001, Refurbished Silkin Court - Plans & Elevations

R001A, Silkin Court - Proposed Elevations

R002, Refurbished Lockton Court - Plans & Elevations

R002A, Lockton Court - Proposed Elevations

R003, Refurbished Lampport Court - Plans & Elevations

R003A, Lampport Court - Proposed Elevations

R004, Refurbished Artillery Court - Plans & Elevations

R004A, Refurbished Artillery Court - Plans & Elevations - NBS Section

R005, Low Rise Retained House Type N - Terraced

R006, Low Rise Retained House Type R

R007, Low Rise Retained House Type U

R008, High Rise Materials Sheet
R009, Low Rise Retained Flats - Cottage Flats
R010 Rev A, Lamport, Lockton & Silkin Existing / Proposed Plans & Elevations
R011, Low Rise Retained House Type A
R012, Low Rise Retained House Type B
R013, Low Rise Retained House Type C
R014, Low Rise Retained House Type D
R015, Low Rise Retained House Type E
R016, Low Rise Retained House Type F
R017, Low Rise Retained House Type G
R018, Low Rise Retained House Type J
R019, Low Rise Retained House Type K
R020, Low Rise Retained House Type L
R021, Low Rise Retained House Type M
R022, Low Rise Retained House Type N
R023, Low Rise Retained House Type O
R024, Low Rise Retained House Type P
R025, Low Rise Retained House Type R
R026, Low Rise Retained House Type S
R027, Low Rise Retained House Type T
R028, Low Rise Retained House Type U
R029, Low Rise Retained House Type V
R030, Reversed House Type A
R031, Reversed House Type D
R032, Reversed House Type K

Landscape Series

M4976 LP 001, Topographical Survey (1 of 3)
M4976 LP 002, Topographical Survey (2 of 3)
M4976 LP 003, Topographical Survey (3 of 3)
M4976 LP 004 Rev A, Tree Removal Plan
M4976 LP 026, Accessibility & Linkages
M4976 LD 101 Rev A, Boundary Treatment Details
M4976 LD 102, Tree Pit Detail - Paved Areas
M4976 LD 103, Tree Pit Detail - Soft Ground
M4976 LD 104, Tree Pit Detail - Feathered / Standard Trees
M4976 LD 105 Rev A, Combined Boundary Treatment Elevations
M4976 LD 107, Polygon Street Gardens Boundary Elevations

Lighting Drawings

Holophane drawing: Polygon Building Manchester dated 28th January 2013
Holophane drawing: Brunswick Extra Care Centre dated 15th January 2013

Planning Reports

P04, Planning Statement
P05, Regeneration Statement
P06, Town Centre Use Statement
P07, Statement of Community Involvement
Secure Parking Courts Statement
Cycle Parking Standards
Demolition Method Statement
Sustainability Reports
Code For Sustainable Homes Strategy Document - New Construction Housing
Code For Sustainable Homes Strategy Document - New Construction Apartments

BREEAM Strategy Document - Retail
 BREEAM Strategy Document - Extra Care Facility
 Sustainability Statement
 R02 Energy Strategy Report
 Ground Investigation
 47065497/GEO/001, Proposed Supplementary Ground Investigation Location Plan
 47065497/GEO/002, Outline Specification for Proposed Supplementary Ground Investigation
 47065497/GEO/003, Explanatory Cover Letter Including Review of Existing and Rationale for Proposed Ground Investigation
 Transport & Highways
 Transport Assessment
 Section 247 Stopping Up Agreements
 Section 278 Agreements
 Site Assessments
 Flood Risk Assessment and Addendum
 M4976 LD 202, Open Space Audit
 Site Waste Management Plan
 Crime Impact Statement (Brunswick PFI Mixed Use Development) Version A
 Proposal Strategies
 Design & Access Statement Planning Application February 2013
 M4976 LD 201 Landscape Strategy
 Environmental Statement
 Environmental Statement Volume I - Main Report
 Environmental Statement Volume II - Figures to the Main Report
 Environmental Statement Volume III - Technical Appendices
 Non-Technical Summary (NTS)

c) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 106129/NMC/2014/N2 approved on 25 July 2014 continue to be approved drawings for the purposes of this permission:

UV005167-L-BW-102 Rev C, Brunswick Multi Use Games Area General Arrangement Plan
 UV005167-LBW-108 Rev D, Brunswick Multi Use Games Area Court Marking Layout
 UV005167-L-BW-107 Rev C, Brunswick Multi Use Games Area Fencing Layout
 UV005167-L-BW-103 Rev C, Brunswick Multi Use Games Area Existing and Proposed Levels Plan
 Letter from David Tye dated 18 June 2014

d) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 107400/NMC/2014/N2 approved on 10 December 2014 continue to be approved drawings for the purposes of this permission:

B009 Rev G, New House Type A DFA2 Compliant
 B009C Rev E, New House Type A* Non-DFA2 Compliant
 B010 Rev F, New House Type B plans & Elevations DFA2 Compliant
 B010C Rev D, New House Type B* Non-DFA2 Compliant
 B011 Rev G, New House Type C plans & Elevations DFA2 Compliant
 B011C Rev E, New House Type C* Non-DFA2 Compliant
 B012 Rev H, New House Type D plans & Elevations DFA2 Compliant
 B012C Rev E, New House Type D* Non-DFA2 Compliant

B013 Rev G, New House Type E plans & Elevation DFA2 Compliant
B015 Rev F, New House Type G* DFA2 Compliant
B017 Rev F, New House Type K* Non-DFA2 Compliant
B017C Rev B, New House Type K DFA2 Compliant
B018 Rev G, New House Type L Plans & Elevations DFA2 Compliant
B018C Rev E, New House Type L* Non-DFA2 Compliant
B019 Rev G, New House Type M Plans & Elevations DFA2 Compliant
B020 Rev H, New House Type N Plans & Elevations Non DFA2 Compliant
Letter from David Tye dated 6 November 2014
Email from David Tye received 2 December 2014
GSE Integration installation manual

e) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 108464/NMC/2015/N2 approved on 23 April 2015 continue to be approved drawings for the purposes of this permission:

Existing Site Location Plan Phase 83 DFA 2 House Type A- 4 No.
Proposed site plan Phase 83 DFA 2 4 No. House Type A
Proposed Ground & First Floor Plan Phase 83 - 4 Type A - DFA 2 Plot Numbers 61-64
Proposed Block Elevations Phase 83 - 4 Type A - DFA 2 Plot Numbers 61-64
Block 83 General Arrangement and Planting Plan

f) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 117650/NMC/2017 approved on 2 October 2017 continue to be approved drawings for the purposes of this permission:

M4976-600 Rev D00 Rev D06, Arkley Walk/Sefton Close Plan Illustrating Revised Planning Layout
UV0044393-S38-19-01, Arkley Walk Section 38 Plan
UV004393-S38-22-01, Croxton Walk /Sefton Close Section 38 Plan

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC8, H1, H5, H8, H10, C8, C9, T1, T2, EN1, EN3, EN6, EN8, EN9, EN10, EN11, EN12, EN14, EN15, EN18 and DM1 of the Core Strategy, saved policies AB4, DC7, DC10, DC19, DC20, DC22, DC26, E3.3 and E3.4 within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Providing Housing for Choice SPD and Planning Guidance, the Ardwick Local Plan, and the Central Manchester Strategic Regeneration Framework.

2) The development hereby approved shall be constructed in accordance with the detailed phasing plan of the development outlined in the following documents:

- o Drawing M028 Rev I stamped as received by the City Council, as Local Planning Authority, on the 13 March 2014;
- o Service works programme stamped as received by the City Council, as Local Planning Authority, on the 13 March 2014;
- o Drawings M036 and M-30-003 stamped as received by the City Council, as Local Planning Authority, on the 15 April 2014.

Reason - To ensure that the development is undertaken in a satisfactory manner and to ensure that the conditions attached to the consent are complied with for each phase.

3) The development hereby approved shall be constructed in accordance with the following materials:

Lockton, Silkin and Lamport Courts only.

The materials for the blocks are as follows:

- Replacement windows - rear elevation - curtain walling RAL 7012 (drawing WD006 Kingfisher) and Butress detailed drawing 7459 (21) 101-102 Rev A;
- Replacement balcony/winter garden: rear elevation - The balco twin winter garden system RAL 7012 with a lower opaque glazed panel and 3 No. slide and fold opening lights (drawing S01 C and 7459 (21) 102 Rev A;
- Replacement windows - front elevation - White colour frame UPVC windows on deck access elevation in white render faced external wall insulation system (drawing WD.005 Kingfisher and Butress drawing 7459 (21) 101 Rev A;
- Doors: IG Doors XNG40 - GRP door with fire rating & SBD accreditation;
- Overclad - levels 01 parapet: external wall insulation system with a render facade finish Silitect.t - 1.5 mm - 1611;
- Overclad - levels - 00-01: External wall insulation system with a brick slip finish - Alsecco - Ketley extruded brick slips Dudley Blue with dark grey mortar colour Y14 by Tarmac;
- New deck access balustrades: Balco - steel uprights and handrail RAL 7012 with infill glass colour balustrade (Pilkington) - optifloat tinted glass in three colours: green, brown and arctic blue balco drawing S02 C and buttress drawing 7459 (21) 101 Rev A

Houses

Buff Brick - Weineberger Harvest Buff Multi

Red Brick - Ibstock Alderley Burgundy

Orange Brick - Ibstock Alderley Orange

Mortar - Natural sand cement

Render - White Permarock

Roof - Marley Eternit Edgemere SM Grey

Windows - Dark Grey double glazed uPVC frame RAL 7016

Doors - IG Doors GRP Fibrecolour doors (XNG40 Medium Oak

Balconies - Galvanised steel frame and Glass infill Juliette balconies

Features - 2mm powder coated aluminium profile feature canopy and window surrounds in satin pure white.

Polygon Building

Staffordshire Slate Blue Smooth brick

Platinum White brick

Natural Mortar

Dark Grey Mortar

If any further materials are required to be used for the development in addition to those listed above, prior to the use of any additional materials on site, samples and specifications of all materials to be used within that phase shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed only using the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1, EN3, EN6, EN8, EN9,

EN14 and DM1 of the Core Strategy, saved policies DC19 and E3.3 within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

4) a) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings 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.:

Email from Stephen Prince dated the 21 January 2015

M4976-116 Block A Rev C01

M4976-M4976-112-86 Rev C04

M4976-113-87 Rev C01

M4976-115 Block E Rev C01

M4976-114-89 Rev C01

stamped as received by the City Council, as Local Planning Authority on the 8 December 2014.

UV004393-L-BWGS-102 General Arrangement

UV004393-L-BWGS-106 Drainage Proposal 1 of 2

UV004393-L-BWGS-107 Drainage Proposal 2 of 2

UV004393-L-BWGS-108 Planting Plan

UV004393-L-BWGS-109 Tree Removal Plan

UV004393-L-BWGS-110 Tree Proposal Plan

UV004393-L-BWGS-112 Footpath Works

UV004393-L-BWGS-113 Furniture Plan

UV004393-L-BWGS-114 Site Sections

UV004393-L-BWGS-115 Main Entrance

UV004393-L-BWGS-116 Hanworth Corner

UV004393-L-BWGS-121 Gartside Gardens Play Area

UV004393-L-BWGS-125 Meadow Planting Layout

UV004393-L-BWGS-131 Glenbarry Play Area

Construction Drawings:

UV00439-BWGS-LCD-201 Construction detail sheet 1 of 2

UV00439-BWGS-LCD-202 Construction detail sheet 2 of 2

UV00439-BWGS-LCD-203 Cycle Storage

UV00439-BWGS-202 Tree Pits in Soft Ground

stamped as received by the City Council, as Local Planning Authority on the 10th April 2015

Surface materials for the Brunswick Boulevard, Gartside Gardens and Glenbarry play area

- o Tarmac Classic Red Ulticolour - 6mm SMA surface course for footpaths in Gartside Gardens, Glenbarry Play Area and Brunswick Boulevard.

- o Brunswick Boulevard - Marshals Tegula Concrete Sett Paving - Colour: Traditional

stamped as received by the City Council, as Local Planning Authority on the 18th August 2016

Landscaping drawings for Phases AJ1,A,E,87, 89, 86,F1,F2,D,88,88A,2,9,H,11,19,7,83. Phases 8B, 28, 29B, 34, V and 34:

101 Rev C General Arrangement - Brunswick Boulevard (1 of 3)

102 Rev D General Arrangement - Brunswick Boulevard (2 of 3)

103 Rev D General Arrangement - Brunswick Boulevard (3 of 3)

201 Rev C Planting Plan - Brunswick Boulevard

301 Rev B Sections

303 Rev A Raised Bed Details

403 Furniture Details - Boulevard

104 Rev B General Arrangement - Orchard

202 Rev A Planting Plan - Orchard

302 Rev A Paving Details - Orchard

401 Rev A Furniture Details - Orchard

105 Rev B General Arrangement - Allotment

203 Rev B Planting Plan - Allotment

204 Rev A Proposed Tree Planting Plans in POS Areas

402 Rev A Tree Pit Details

Emails from David Tye at Paul Butler Associates dated 8th and 9th August 2017

b) In addition to the landscaping drawings previously approved as listed above, no further development in any phase of the development hereby approved shall commence until a hard and soft landscaping treatment scheme for that phase, including a scheme for the relocation and/or replacement tree planting scheme for Silkin Court, has been submitted to and approved in writing by the City Council as local planning authority. The approved landscaping scheme shall then be commenced and finally completed in accordance with a timescale/programme to be agreed in writing with the City Council as Local Planning Authority. 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.

5) The development hereby approved shall be constructed in accordance with the details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved as shown on the following documents and drawings: Design and Access Statement, the Planning Statement, the Crime Impact Statement stamped as received by the Local Planning Authority on the 18th February 2013, and M4976 LP 006Rev C, M4976 LP 007Rev C, M4976 LP 008 Rev C, stamped as received by the Local Planning Authority on the 28th March 2018 and M4976 LD 101 Rev A, M4976 LD 105 Rev A, stamped as received by the Local Planning Authority on the 1st December 2017. The development shall only be carried out in accordance with these approved details. Each phase of 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 secure by design accreditation for that phase.

Reason - To reduce the risk of crime pursuant to Policies SP1, EN1 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy

6) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of four star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. Post Construction Code Certificates have previously been approved for Phases AJ1, A, E, 86, 87 and 89. Post construction review certificate(s) for the remaining phases shall be submitted to and approved in writing by the City Council as local planning authority within six months of a particular residential property hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

7) The non-residential elements of the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as Local Planning Authority within 6 months of each relevant building first being occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

8) a) The proposed development hereby approved shall only be constructed in strict accordance with the desk top study and proposed intrusive investigations, as included within the following documents:

47065497/GEO/001 Proposed Supplementary Ground Investigation Location Plan

47065497/GEO/002 Outline Specification for Proposed Supplementary Ground Investigation

47075497/GEO/003 Explanatory Cover Letter Including Review of Existing and Rationale for Proposed Ground Investigation

stamped as received by the Local Planning Authority on the 18/02/13.

Phase 2 Ground Investigation Report, Brunswick PFI Phase 1, ARC, Reference: 08-383, Dated: October 2008.

Geo-environmental Interpretative Report, Brunswick PFI Phase 1, URS, Reference: 47069217, Dated: May 2014.

Remediation Strategy, Brunswick PFI Phase 1, URS, Reference: 47069217, Dated: June 2014.

Remediation Strategy Validation for Plots AJ1, A, 86, 87, 88, 89, F1, F2, D, E, B, 83, 7 and 19

For the remaining phases, the results of the proposed intrusive investigations shall be included in a written report which also assesses the risks associated with the conditions revealed by the investigations. The report shall be submitted to and approved in writing by the Council as the Local Planning Authority.

In the event of the proposed intrusive investigations identifying risks which in the written opinion of the Local Planning Authority require further investigation, no phase of the development hereby approved shall not commence until a scheme for the further investigation of the particular phase 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 a particular phase identified in the Site Investigation Proposal shall be carried out, before the development of that phase commences and a report shall be 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 of any phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy for that phase and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority before any building in the phase is first occupied.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present at any time before the development is completed, then development shall cease and any completed buildings shall not be first 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.

9) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the new buildings located adjacent to the bays hereby approved being occupied. The car parking shall then be available at all times whilst the adjacent buildings are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies SP1, T2, EN1 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10) The secure parking courts across the site hereby approved shall be operated, managed and maintained in accordance with the 'Secure Parking Courts' statement submitted to the Local Planning Authority by email on the 29th April 2013. The secure car parking courts will then be managed in accordance with these details whilst the adjacent buildings are occupied.

Reason - In the interests of crime and security and protecting the residential amenity of the surrounding properties, pursuant to Policies SP1, T2, EN1 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

11) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the drawings numbered M4976 LP 004Rev A Tree Removal Plan and M4976 LP 005Rev A Tree Proposals Plan and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies SP1, EN1, EN9 and DM1 of the Core Strategy, saved policies AB4, E3.3 and E3.4 within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

12) All tree work carried out during the construction of the development hereby approved should be carried out 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, pursuant to Policies SP1, EN9 and DM1 of the Core Strategy, saved policies AB4, E3.3 and E3.4 within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

13) a) The positions, design, heights, materials and type of boundary treatment around the development hereby approved shall be erected in accordance with the following drawings and documents: Drawings M4976 LP 006 Rev C (Boundary Treatments 1 of 3), M4976 LP 007 Rev C (Boundary Treatments 2 of 3) and M4976 LP 008 Rev C (Boundary Treatments 3 of 3) and M5115-305 C00 No.12 Cray Walk: Bespoke brick wall, timber fence and trellis detail, stamped as received by the Local Planning Authority on the 1st December 2017 and 28th March 2018.

b) For the avoidance of doubt the following documents and drawings received by the Local Planning Authority continue to be approved drawings for the purposes of this permission: Design and Access Statement stamped as received by the Local Planning Authority on the 18th February 2013; M4976 LD 101A (Boundary Treatment Details)

and M4976 LD 105A (Combined Boundary Treatment Elevations) stamped as received by the local authority on 16.05.2017 and M4976 LD 107 (Polygon Street Gardens Boundary Elevations) stamped as received by the local authority on 18.02.2013.

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, EN1 and DM1 of the Core Strategy, saved policy E3.3 within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

14) Prior to the installation of any public art across the site as outlined within the Landscape Strategy received by the Local Planning Authority on the 18th February 2013, details of the proposal should be submitted to and approved in writing by the City Council as the Local Planning Authority. The public art shall then be completed in accordance with these approved details.

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

15) Deliveries, servicing and collections, including waste collections for the commercial premises hereby approved shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies SP1 and DM1 of the Core Strategy, saved policy DC26 within the Unitary Development Plan.

16) The non-residential elements of the development hereby approved shall not be open outside the following hours:-

Class A1 and Launderette uses:
07:00 to 22:00 Mondays to Sundays, including Bank Holidays

Class A5 uses:
07:00 to 23:30 Sundays to Fridays, including Bank Holidays
07:00 to 23:45 Saturdays

Class B1a uses:
07:00 to 22:00 Mondays to Sundays, including Bank Holidays

Class D1 uses:
07:00 to 22:00 Mondays to Sundays, including Bank Holidays

Multi Use Games Areas
Dawn till dusk

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies SP1 and DM1 of the Core Strategy, saved policy DC26 within the Unitary Development Plan.

17) Before any phase of the development hereby approved commences a scheme for acoustically insulating the residential accommodation within that phase against road traffic noise and music noise from the Apollo Theatre shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within each unit of accommodation before it is first occupied.

Reason - To secure a reduction in noise from road traffic noise and music noise from the Apollo Theatre in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

18) Before the Class A5 unit hereby approved is first occupied, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

19) Before first occupation of each particular premises hereby approved, any necessary externally mounted ancillary equipment for that building shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

20) The development hereby approved shall be implemented in full accordance with the Waste Management Strategy outlined within Section 11 'Waste Management Strategy' of the Design and Access Statement submitted to the Local Planning Authority on the 22nd February 2013, which includes a scheme for the disposal of refuse including segregated waste for recycling. The details of this approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy, saved policy DC10 within the Unitary Development Plan and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions shall be erected onto the new build properties within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), any garage accommodation as part of the new build properties of the development hereby approved shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason - The loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety, pursuant to Policies SP1, T2 and DM1 of the Core Strategy.

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage built as part of the development hereby approved shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies SP1, T2 and DM1 of the Core Strategy.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

25) The development hereby approved shall be operated in accordance with the following previously approved Travel Plan:

- o Residential Travel Plan by AECOM dated October 2017
- o Email from David Tye at Paul Butler Associates dated 13th December 2017

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item the approved commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time, shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

26) Prior to the commencement of any phase of the development hereby approved, a fully detailed bat and bird mitigation strategy (as outlined in the Environmental Impact Assessment), including the provision of bat boxes/bricks and bird boxes, should be submitted to and approved in writing by the Local Planning Authority. Should any bat roosts be identified during this process, full details of any mitigation/compensation measures shall be submitted in writing and approved by the Council as the local authority for approval before development commences.

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.

27) If when any of the new external lighting units hereby approved are illuminated they cause glare or light spillage which the Council as the Local Planning Authority considers to be to the detriment of any nearby residential properties, baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with policy DM1 of the Core Strategy.

28) a) The development hereby approved shall be constructed in accordance with the Written Scheme of Investigation (WSI) outlined in the following report:
o Written scheme of investigation (WSI) - Archaeology January 2014 (ref. 47065603) stamped as received by the City Council, as Local Planning Authority, on the 11 April 2014.

b) Following completion of the work, a programme for post investigation assessment shall be submitted to include:

- i) Analysis of the site investigation records and finds and the production of a final report on the significance of the archaeological and historical interest represented.
- ii) Provision for publication and dissemination of the analysis and report on the site investigation to include:
 - a bound hardcopy and digital copy of the final assessment report with the Greater Manchester Historic Environment Record
 - implementing opportunities for community engagement
 - production of interpretation panels and/or a popular booklet
- iii) Provision for archive deposition of the report, finds and records of the site investigation.

Reason - In the interests of understanding heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible pursuant to Policies SP1, EN1, EN3 of the Core Strategy and saved policy DC20 within the Unitary Development Plan.

29) a) The development hereby approved shall be constructed in accordance with the following list of drawings in relation to the new highway routes, vehicular access points,

junction designs, dropped kerbs, traffic calming measures, tactile paving, pavement widths and tree pit details, surface materials and any necessary white lining. Each phase of the development shall not be occupied until the works have been constructed in accordance with the approved details.

Masterplan drawings

M4976 LP 000 Rev D, Site Masterplan

M4976 Rev A Masterplan - House Type Plan

M4976 LP 006 Rev C, Boundary Treatments (1 of 3)

M4976 LP 007 Rev C, Boundary Treatments (2 of 3)

M4976 LP 008 Rev C, Boundary Treatments (3 of 3)

stamped as received by the Local Planning Authority on the 28th and 29th March 2018

S38 Plans

UV004393-S38-02A-01 Rev D04, Section 38 Plan, Oregon Close, Area 1

UV004393-S38-02B-01 Rev D07, Section 38 Plan, Oregon Close, Area 2

UV004393-S38-03-01 Rev D05, Section 38 Plan, Plymouth Gove Cycle Link, Scale 1:100@A1 Urban Vision

UV004393-S38-04-01 Rev D05, Section 38 Plan, Clare Street and Lockton Close

UV004393-S38-06-01 Rev D16, Section 38 Plan, Beamish Close

UV004393-S38-07-01 Rev D12, Section 38 Plan, Harehill Close

UV004393-S38-8A-01 Rev D04, Section 38 Plan, Hanworth Close Phase 8A

UV004393-S38-8B-01 Rev D04, Section 38 Plan, Hanworth Close Phase 8B

UV004393-S38-09-01 Rev D09, Section 38 Plan, Bankmill Close

UV004393-S38-10-01 Rev D08, Section 38 Plan, Hartfield Close

UV004393-S38-11-01 Rev D09, Section 38 Plan, Statham Walk

UV004393-S38-11A-01 Rev D03, Section 38 Plan, Balsam Close

UV004393-S38-13-01 Rev D05, Section 38 Plan, Yelverton Walk

UV004393-S38-14-01 Rev D06, Section 38 Plan, Stockland Close

UV004393-S38-19-01 Rev D06, Section 38 Plan, Arkley Walk

UV004393-S38-20-01 Rev D05, Section 38 Plan, Deanwater Close and Henshaw Walk

UV004393-S38-20A-01 Rev D04, Section 38 Plan, Henshaw Walk

UV004393-S38-21A-01 Rev D02, Section 38 Plan, Bramwell Drive Cul-de-Sac

UV004393-S38-22-01 Rev D09, Section 38 Plan, Croxton Walk/Sefton Close

UV004393-S38-23-01 Rev D04, Section 38 Plan, Boulevard to Hartfield Close

UV004393-S38-23A-01 Rev D06, Section 38 Plan, Balsam Close to Whitekirk Close

UV004393-S38-24-01 Rev D07, Section 38 Plan, Pedley Walk

UV004393-S38-26-01 Rev D03, Section 38 Plan, Staverton Close

UV004393-S38-27-01 Rev D04, Section 38 Plan, Skerry Close

UV004393-S38-28-01 Rev D08, Section 38 Plan, Boulevard North Balsam - Skerry - Gartside

UV004393-S38-28-02 Rev D04, Section 38 Plan, Boulevard Central

UV004393-S38-29A-01 Rev D04, Section 38 Plan, Skerry Close

UV004393-S38-29B-01 Rev D05, Section 38 Plan, Boulevard South and Plaza

UV004393-S38-30-01 Rev D04, Section 38 Plan, Cumbrian Close

UV004393-S38-31-01 Rev D05, Section 38 Plan, Glenbarry Close

UV004393-S38-32A-32B-01 Rev D05, Section 38 Plan, Danebank Walk

all stamped as received by the Local Planning Authority on the 1st December 2017:

b) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under planning permission 101664/FO/2013/N2 on 30 May 2013 continue to be approved drawings for the purposes of this permission: Transport Assessment, Section 247 Stopping Up Agreements and Section 278 Agreements.

Reason - In the interests of pedestrian and highway safety pursuant to Policies SP1, and DM1 of the Core Strategy, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

30) a) The development of Phases A, 77, AJ1, AJ2, AG, AF, 80, 86, E, F1, F2, 87, AC and D shall be constructed in accordance with the surface water drainage scheme outlined on the following drawings:

Drawing numbered UV004393-0550-25/RevD06 Surface and Foul Water S104 Layout Network 2A

Drawing numbered UV004393-0550-02/Revd08 Surface and Foul Water S104 Layout Network 3

The scheme shall be fully implemented in accordance with the approved details before the scheme is completed, and maintained thereafter.

b) Prior to commencement of the development of each remaining phase, full details of a surface water drainage scheme, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details before the scheme is completed, and maintained thereafter.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity by ensuring the satisfactory storage of/disposal of surface water from the site, pursuant to policy EN14 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

31) The development hereby permitted shall be constructed in accordance with the existing and proposed development levels outlined within the URS Flood Risk Assessment and Addendum (Ref 47064102 Rev 1 dated 17 January 2013) submitted to the Local Planning Authority on the 22nd February 2013.

Reason - To reduce the risk of flooding to the proposed development and future users pursuant to Policies EN14 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

32) The details of a 24 hour emergency telephone contact number for the site contractor shall be displayed in publicly accessible locations across the site and shall remain so displayed during the construction period.

Reason - In the interests of local amenity, pursuant to policy SP1 and DM1 of the Core Strategy.

33) The development hereby approved shall be constructed in accordance with the Construction management plan outlined in the following documents:

- o Site spill response plan;
- o Emergency response contact;
- o Spill response planning and control guidance; and
- o Plan of infrastructure works.
- o Plan of the location of the jet wash facilities and the associated site compounds

stamped as received by the Local Planning Authority in March 2014 and 27th May 2015

The approved facilities shall be retained on site during the construction period and shall be positioned to allow use throughout each phase of construction.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to policies SP1 and DM1 of the Core Strategy.

34) The provision of space and facilities for bicycle parking across the development shall be completed in accordance with the 'Cycle Parking Standards' strategy, submitted to the Local Planning Authority by email on the 14th May 2013. Prior to the installation of the facilities outlined within this strategy within each phase on site, site plans and elevations/specification details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

35) The demolition works hereby approved shall be completed in accordance with the 'Demolitions Method Statement' (including mitigation measures) submitted to the City Council as Local Planning Authority by email on the 15th May 2013. The demolition methodology statement strategy shall be implemented in full throughout the demolition period.

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

36) Within 3 months from the date of this approval, full highway specification details in relation to proposed traffic calming measures across the estate in accordance with Drawing no. 209422H/20mph and the Traffic Calming Feature Summary document shall be submitted to and approved in writing by the City Council as the Local Planning Authority. Each phase of the development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of pedestrian and highway safety pursuant to Policies SP1, and DM1 of the Core Strategy, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

Mining Information

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

Date: 24 April 2018

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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

Notes

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

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

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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

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

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

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

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