MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126336/JO/2020
Date registered valid:	25 February 2020
Proposal:	Variation of Condition Numbers 2 (specified plans), 3 (materials), 9 (highway works), 11 (construction management plan), 12 (drainage), 14 (EV charging points), 15 (contaminated land), 16 (remediation) and 17 (acoustic insulation) to planning permission reference 124205/FO/2019 to allow adjustments of plots and to seek approval of matters reserved by conditions.
Address:	Former Northern Moor Medical Centre, Moorcroft Road, Manchester, M23 0AF
Ward(s):	Brooklands Ward
Applicant:	Dappa Homes Ltd, C/o Agent
Agent (if any):	Mr Matthew Gray, Grays Architecture Ltd, Northwood House (N1), Greenwood Business Centre, Goodiers Drive, Manchester, M5 4QH
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: j.connor3@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**04 May 2020**

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Standard consultations:
Printed: 27 February 2020 Expired: 19 March 2020

Neighbour notifications
Printed: 27 February 2020 Expired: 19 March 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/area

The application relates to a site that formerly accommodated a single storey building utilised as a medical centre on Moorcroft Road, which is located in a predominately residential area opposite a parade of shops.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of development

Variation of Condition Numbers 2 (specified plans), 3 (materials), 9 (highway works), 11 (construction management plan), 12 (drainage), 14 (EV charging points), 15 (contaminated land), 16 (remediation) and 17 (acoustic insulation) to planning permission reference 124205/FO/2019 to allow adjustments of plots and to seek approval of matters reserved by conditions.

Application 124205/FO/2019 was granted for the erection of 8 no. three storey terraced dwellinghouses with associated external works including landscaping and communal car parking area accessed from Sledmore Road

Consultations & Notification Responses

Highway Services – Satisfied following further information in relation to the Construction Management Plan submitted

Environmental Health – Satisfied following further information in relation to Condition 17 – acoustics, contaminated land condition still required.

Neighbourhood Team Leader (Arboriculture) – No comments to make

MCC Flood Risk Management – Suggest a condition in accordance with the submitted drainage strategy.

Greater Manchester Police – No comments received

United Utilities Water PLC – No comment

Policies

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

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

The Framework has been related to the proposed development, with particular emphasis given to the following:

i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59). This should be reflected in the consideration of the size, type and tenure of housing needed for different groups in the community (paragraph 61). Chapter 5 states that the provision of affordable housing should not be sought for residential developments that are not major developments and that the re-use of brownfield sites should be encouraged (paragraph 63). It is considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly (paragraph 68). It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (paragraph 71). In this case, it is considered that the size and tenure of the proposed development would positively contribute to the quality and supply of housing in the local area, secure the development of a brownfield site and responds to an identified local housing need. It would also help to diversify the local housing market through the provision of high quality design that is capable of achieving sustainable future occupation. Chapter 5 would thereby be complied with.

ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 91). These considerations have been related to the layout and design of the proposed development and the incorporation of measures to address issues of security and potential

opportunities for criminal and anti-social behaviour. Taking these factors into account it is considered that Chapter 8 would be positively responded to.

iii. Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

a) Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
b) Safe and suitable access to the site can be achieved for all users; and
c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 108).

It is considered that, given the magnitude of the development, the generation of traffic and vehicular movement would be predictable and capable of being accommodated within the local highway infrastructure. Satisfactory car parking on site would also be achieved. The proposed development would thereby be consistent with the requirement of Chapter 9.

iv. Chapter 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites (paragraph 117). Paragraph 122 states, amongst other things, that planning decisions should support development that makes efficient use of land, taking into account:

a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
b) The importance of securing well-designed, attractive and healthy places.

It is considered that chapter 11 has been positively responded to as it would secure the re-use of previously developed land and secures housing with a high quality of urban design. It is also considered that the development would be appropriately related to the scale, proportions ad character of the development in the surrounding area.

v. Chapter 12: Achieving well-designed places - States that 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 (paragraph 124). Paragraph 127 further states that planning 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 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;
e. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

The proposed development achieves a layout that relates appropriately to the surrounding context, including its acknowledgement of the character of neighbouring property. Given the quality of the proposed design, it is considered that the development would contribute to place making and the character of the local area thereby according with chapter 12.

vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States that new development should be planned for in ways that:
a. Avoid increased vulnerability to the range of impacts arising from climate change;
b. Can help to reduce greenhouse gas emissions, such as through its location, orientation and design (paragraph 150).

It further states that all plans should apply a sequential, risk-based approach to the location of development - taking into account the current and future impacts of climate change to avoid where possible, flood risk to people and property (paragraph 157).

It is considered that the site responds positively to chapter 14, through the incorporation of design techniques that reduce the potential for carbon emissions, the applicant has also committed to following sustainable urban drainage principles.

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles)

Policy SP1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is considered that the proposed development would contribute positively to the formation of a sustainable community, which would be beneficial to the quality of the living environment experienced by existing and future residents. This would be achieved through the development of a high quality and sustainable design that would respond to the on-going need for housing in the local area. Policy SP1 would therefore be positively responded to.

Policy H1 (Overall Housing Provision)

Policy H1 relates to the City Council strategy for the delivery of new housing between March 2009 and March 2027. The proposed development responds positively to policy H1 by:

i. Contributing to the creation of mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people and people with specific support requirements;
ii. Supporting growth on previously developed sites in sustainable locations and which takes into account the availability of developable sites in these areas;
iii. Ensuring that the design and density of the a scheme contributes to the character of the local area;
iv. Making appropriate provision for parking cars and appropriate levels of sound insulation;
v. Being designed to give privacy to both its residents and neighbours.

Policy H7 Wythenshawe

The proposed development would accord with Policy H7 and its aspiration for the delivery of new high quality housing in Wythenshawe.

Policy DM1 (Development Management)

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

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

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

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

Policy DC7 (New Housing Development)

Policy DC7.1 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC7 also requires that a satisfactory quality of development is achieved. It this case the layout of the proposed houses and the quality of design would accord with residential quality guidance. It is also considered that satisfactory access for people with disabilities would be achieved. Policy DC7.1 would therefore need to be complied with.

Policy DC26 (Development and noise)

The following elements of policy DC26 are considered to be relevant:

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

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This particularly relevant given the proximity of the site to established industrial uses.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

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

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been incorporated into the development.

ii. Section 3 Accessibility - The development achieves a satisfactory arrangements for inclusive access to the proposed houses, including level access to external door thresholds and internal circulation space.

iii. Section 4 Environmental Standards - Identifies the need to ensure that development is environmental sustainable and designed to reduce carbon emissions. It also identifies the need to ensure the provision of appropriate waste management is incorporated into the development together with arrangements for construction management. These issues have been positively responded to through the submitted planning application.

iv. Section 7 Housing Density and Mix - States that the composition of the residential development has been assessed to determine if the development positively contributes to the range of housing choices and assists the sustainability of these neighbourhoods. It is considered that the development responds positively to these objectives.

vi. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. It was approved by the Executive at its meeting on 14 December 2016. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. It is considered that the proposed housing layout would achieve appropriate standards of internal space and a quality of design that would contribute to the character of the local area that would encourage sustained long term occupation. MRQG would thereby be complied with.

Issues

Principle of the development - The principle of the development has already been established by the granting of the consent which this application seeks to vary. The development would contribute positively towards City Council house building targets, utilising brownfield land. It is considered that the proposals are capable of delivering a high quality and sustainable development, which positively contribute to the character, appearance and regeneration of the local area.

Affordable housing - The proposed development would be below the 15 unit threshold for the provision of affordable housing.

Residential space standards

The proposed development has been assessed against the criteria set out in the adopted Manchester Residential Quality Guidance. The design of the proposed house types would achieve the required internal floorspace for a 4 bed 7 person dwelling which at 122 sqm. The applicants have sought to respond positively to the constraints of the site.

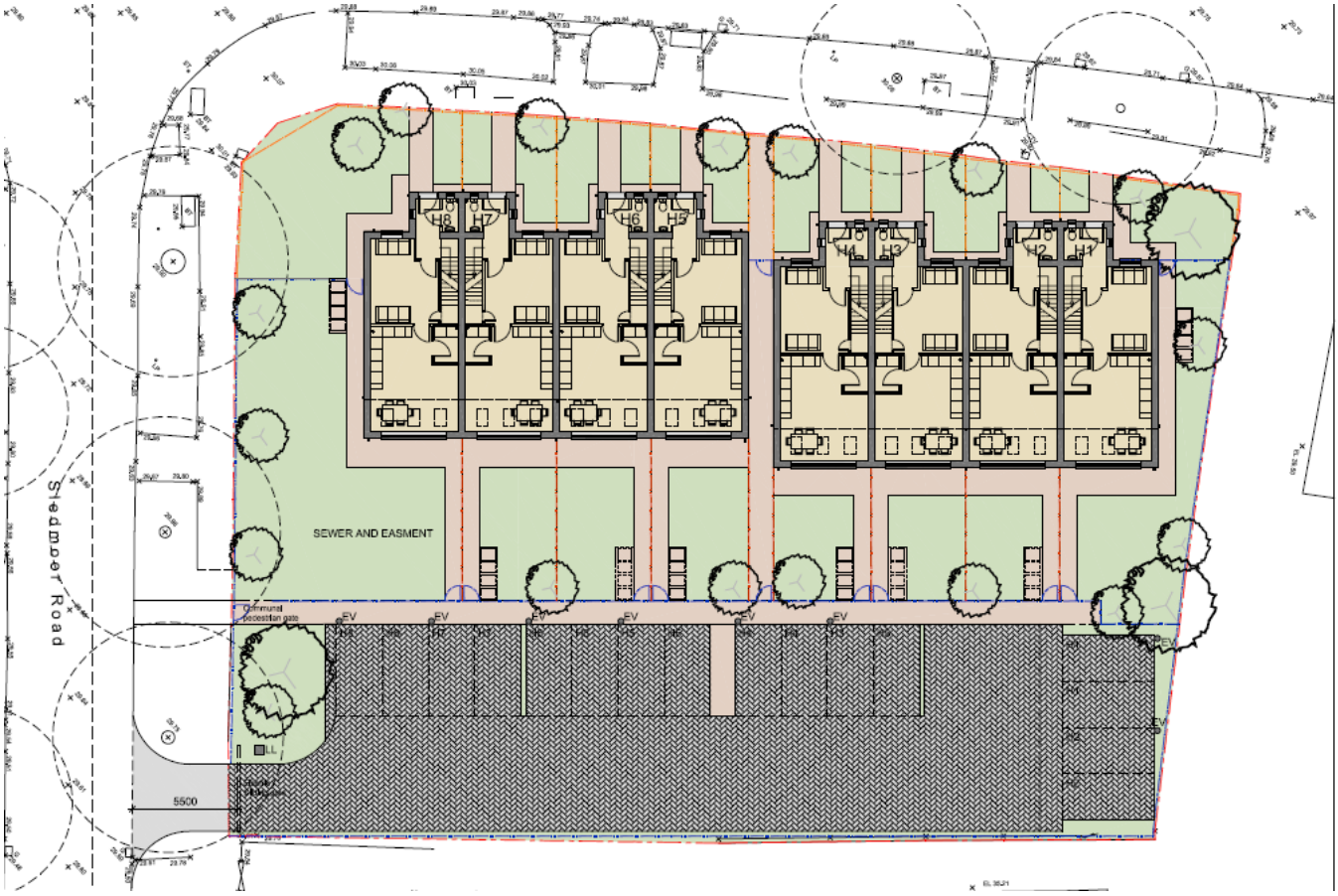
Siting

The proposed housing would be arranged in two terraces of four properties facing Moorcroft Road behind defensible space defined by 1.2m high railings with a concrete upstand with a landscaped front garden with pedestrian access to Moorcroft Road.

As the gable turns the corner with Sledmoor Road there are windows in place to provide natural surveillance to the side garden of the end unit which would be enclosed by 2.1m high timber fencing.

The terrace form would mirror that of the parade of shops opposite. On balance, it is considered that the development would secure a configuration that would be appropriately related to the constraints of the site, neighbouring housing and the streetscene.

This application was submitted as the siting of the proposal had to be altered slightly to avoid a sewer easement, plans proposed and previously approved are set out below for ease of reference and comparison. It is not considered that the change affects any of the principals of why consent was granted in the first instance.



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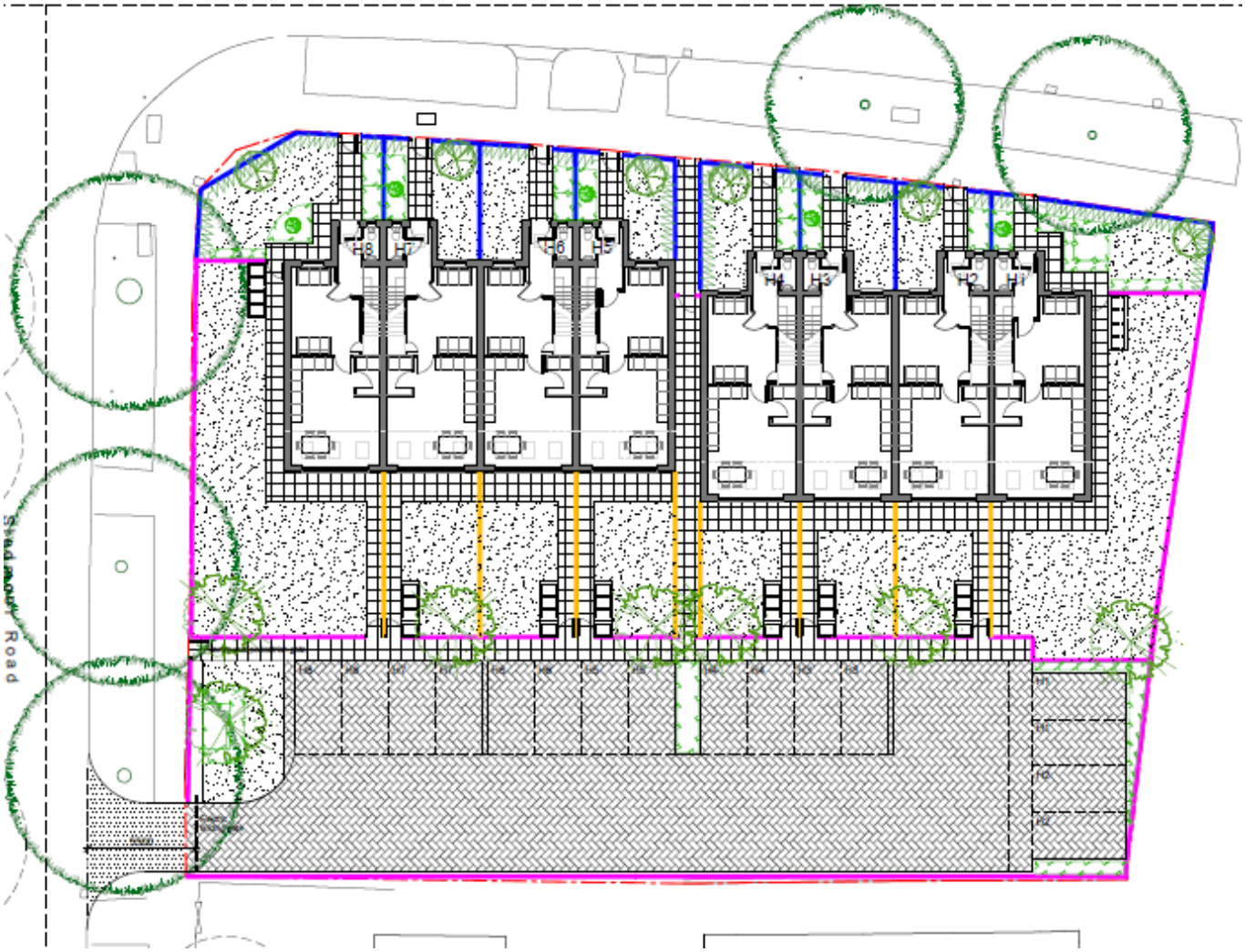

Height, scale and massing

The surrounding area is characterised by 2-storey housing. However in the immediate vicinity there is a Housing Association block of flats on the former Scout Hut site and the parade of shops opposite is three storeys in height. The proposals reflect the height of building in the immediate vicinity. It is considered that the development would be proportionate with an appropriate scale and massing.

Design

The proposal would include the following materials:
- Brick - Ibstock Calderstone Claret.
- Window Cill / Stone - None structural cast stone (BS1217:2008) in Grecon's Yorkstone colour.
- Roof Covering - Marley Duo Edgemere in Smooth Grey.
- RWP & Guttering - uPVC in black.
- Windows - uPVC in RAL 7016
- Doors - Rockdoor Vermont Style in RAL 7016.
- Fascia - uPVC in RAL 7016.

The proposed design is considered to be acceptable.

Residential amenity

It is considered that the development would deliver high quality housing with an appropriate balance of built form and garden / amenity space. The proposed design would acknowledge the composition of surrounding buildings. A satisfactory distance would be achieved between proposed and neighbouring habitable room windows. This is aided by the inclusion of the rear car parking courtyard which provides separation to the nearest neighbouring properties on Sledmoor Road (c. 21-24m – in a similar position to the windows of the former medical practice building on site, albeit that building was single storey). Windows to the north west elevation looking to the shared boundary with the neighbouring apartment scheme (which then has an access road beyond) are to bathrooms and en suites and are conditioned to be obscurely glazed.

Satisfactory relationships to the streetscene would be achieved through the provision of appropriate boundary treatments that would define public and private space. Satisfactory waste management arrangements are capable of being delivered. Conditions are recommended in relation to contaminated land and acoustic treatment to protect the amenities of existing residents and the future residents of the development proposals.

Permitted development restrictions - In order to maintain and safeguard residential amenity and in response to the constraints of the substantive site, it has been considered appropriate to restrict the permitted rights that would otherwise be available to householders. Conditions have therefore been recommended to ensure that the following development is not undertaken without the permission of the City Council as local planning authority:

i. The erection of extensions, porches and outbuildings;
ii. The replacement of authorised boundary treatments;
iii. The insertion of additional windows.

It is considered that the development would not unduly affect or harm residential amenity.

Highways and Waste

The development would be supported by 100% car parking which is considered to be acceptable.

Information submitted for Highways Works and Construction Management has been submitted with this application and is considered to be appropriate by Highways and Environmental Heath.

The application forms state that kerbside collection is available for all plots. Environmental Health are satisfied with the arrangement. A condition has been recommended to ensure that the development is fully implemented in accordance with the submitted waste management arrangements.

Cycle Storage

There is adequate space within the property and within the grounds for the storage of cycles and the applicant has committed to providing storage racks within each plot.

Climate Change

The applicant has agreed to provide housing that would achieve better than building regulations standards, that would utilise energy saving devices, taking a fabric first approach to achieving a sustainable development. They will be putting in facilities for the provision of electric parking bays for each dwelling (ducting and wiring only).

Crime

Revised drawings were submitted that increased the height of the garden boundary treatments to 2.1m in height. The location of entrance gates to each property were set as close to the building line as possible.

Trees and Landscaping

No trees are to be lost as a result of the development proposals. The arboriculturalist is satisfied that works can be undertaken without any adverse impact upon surrounding trees. The proposed plans include for the planting of 21 trees within the scheme (an increase in 9 from the approved scheme), which would see an increase in the green infrastructure present on site. The composition of the landscaping scheme is appropriate and has been condition for implementation as part of the development.

Flood Risk

A detailed drainage system has been submitted as part of this variation, the details of which are to be secured by condition.

Ecology

The application site has a low ecological value having been occupied by a medical practice prior to demolition. No mitigation is required.

Accessibility

The applicant has confirmed that the development would comply with Building Regulations document M and that there will be level thresholds to all entrances to each property. The main (front) entrance would incorporate a 1 metre wide internal door set with sufficient manoeuvring

space within the hallway to facilitate access to allow ground floor rooms by a wheelchair user. The downstairs WC door would be outwardly opening. Internal door sets of 900 mm would be provided. Satisfactory and inclusive access to the proposed houses would therefore be achieved. It is considered that satisfactory access arrangements would be achieved.

Conclusion

The development would secure the residential use of a previously developed parcel of land. It is considered that a satisfactory quality of design and the internal space would meet the Council's space criteria. Any potentially harmful impact of the development on residential amenity has been either addressed through the submitted details or is capable of being addressed by condition. The proposed development is therefore considered to be acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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. The proposal is considered to be acceptable and has been determined in a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than 16th January 2023.

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:

External Works Layout 7438/02
Longsection of geocellular tank system 7438/06
Drainage Layout 7438-01
Highways Works 7438-03 Rev A

Private Drainage Construction Details 7438/05
Site & Location Plan 4404/001 Rev G
Construction Method Statement prepared by Branley Homes
Phase I desk study prepared by CCG reference CG-C-19-10878
Phase II geo-environmental report prepared by CCG reference CG-C-19-11086
Noise Impact Assessment reference Z36670 prepared by Azymouth Acoustics Ltd
Received 25/02/2020

Construction Management Plan 4404/003 Rev B
Highways Construction Details 7224/04
Highways Works 7438-03 Rev A
Submitted by email dated 18th March 2020

4404-110 Rev C Proposed Plans
4404-111 Rev C Proposed Elevations (as approved in application reference 124205/FO/2019)

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) Development shall be carried out in accordance with the submitted details with regards to 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 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units 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) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

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

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification) no windows shall be inserted into the elevations of the dwelling houses hereby approved other than those shown on the approved drawings listed in condition 2.

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

7) Before first occupation of the authorised houses windows to bathrooms / en-suites as so indicated on the approved drawings as listed in condition 2 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

8) The development is to be undertaken in accordance with the submitted waste management strategy. The strategy shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

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

9) The approved highway work details shall be fully implemented prior to the first occupation of any part of the development.

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

10) Before the occupation of the houses hereby approved, the car parking areas shown on drawings listed at condition 2 shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

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

11) Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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

12) The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Drainage Strategy, Dwg. No. 7438-01, Coopers, 30/01/20.

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

13) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the submitted 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.

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.

14) The development hereby approved shall not be occupied unless and until the provision for electric vehicle charging approved has been implemented.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

15) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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.

16) The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from traffic and other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

Appendix 1 – List of consultees & neighbours notified

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

List of those notified on Uniform

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