

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

Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (specified plans) and 16 (noise attenuation) attached to planning permission 134775/FO/2022 to amend position of air source heat pumps

Location: Land Off Louisa Street, Manchester,

Date of application: 23 April 2025

Application number: 142788/JO/2025

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

Condition(s) attached to this decision

0) Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

Location plan ref: EX(001) ; Received 24th August 2022.

Demolition Plan ref:DEM01;

Proposed house Types 01 plan ref: (PL) 003;

Proposed house Types 02 plan ref: (PL) 004;

Proposed house Types 03 plan ref: (PL) 005 rev.B ;

Proposed street scenes 01 plan ref: : (PL) 006 rev.A ;

Proposed street scenes 02 plan ref: : (PL) 007 rev.A ;
Proposed street scenes 03 plan ref: : (PL) 008 rev.A ;
Proposed street scenes 04 plan ref: : (PL) 009 rev.B ;
Archaeological Desk Based Assessment for Louisa Street works ref:LP4440C-DBA-
v.1.3 dated August 2022;
Broadband Connectivity Assessment;
Air Quality Assessment ref: 102868V2 dated 28th July 2022;
Crime Impact Statement Version B 19.08.2022 ref: 2022/0358/CIS/01;
Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022;
Arboricultural Impact Assessment Version 1 dated 26 August 2022;
Arboricultural Constraints Appraisal Version 1 dated 1 August 2022;
Flood Risk Assessment and Drainage Strategy ref: 14921-FRA & Drainage Strategy
Revision 2 dated September 2022;
Geo-Environmental Site Investigation Report Ref: A4755/22/SI dated June 2022;
Phase 1 Geo-Environmental desk Study ref: A4755/22/FDS dated June 2022;
Heritage Statement dated October 2022;
Waste Management proforma;
Transport Statement ref: 220819/SK222314/TS01(-00) dated August 2022;
Received 13th October 2022.

Letter dated from Geo- Environmental & Geotechnical ref: A4755/22 dated 21st October
2022 in regard to risks from Coal Mining;
Energy Statement rev. B dated 31.08.2022; Topographical Survey (Existing and
proposed levels) ref: LEV01;
received 26th October 2022;

Outdoor lighting report ref: SHD758-SHD-HLG-LOUI-CA-EO dated 31 October 2022 ;
Section 38 street lighting design plan ref: SHD758-SHD-HLG-LOUI-DR-EO-Lighting
Layout-R0 Sheet 1 of 1;
Lighting Equipment schedule ref: SHD758-SHD-HLG-LOUI-SH-EO-Lighting Schedule-
R0
received 31st October 2022
Planning Statement dated November 2022 Statement received 22nd November 2022;

Cholondeley EBG (BUN-EBH) plan ref: 674-CHO-110 received 25th January 2023.
CEMP dated August 2022 Version B- 20.01.2023 received 25th January 2023;
Preliminary Ecological Appraisal and Daytime Building Inspection ref: P.17.17.22 rev.A
January 2023 received 25th January 2023;

Local Labour Agreement dated 20th January 2023;

Protected species survey ref: P.1717.22 dated 1st February 2023 received 1st
February 2023;
Daytime Building Inspection Report for Louisa Street P.1717.22 dated 20th March 2023
received 29th March 2023;
Bat and bird box plan ref: P.1717.22.04 received 29th March 2023.

Agent email dated 14th April 2023;
Design and Access Statement rev.C dated April 2023;
Culvert investigation report LSR-01 dated 13.04.2023;
Received 14th April 2023

Agent email 15.05.2023

Swept path Analysis MCC Specification Refuse Collection vehicle ref: SK22231-005;
Louisa Street Proposed Highway Works Stage Road Safety Audit ref: 2023/WH/1867 ;
received 15th May 2023

Landscaping proposal plan ref: 6989.01 rev. k (notwithstanding colouration of bitmac to dwellinghouse driveways);
Proposed site plan ref: (PL) 001 rev.P);
Construction Build Route plan ref: CBR01 rev.C ;
EVCP plan ref: EVCP01 rev.E;
Materials Plan MAT 01 rev.E
received 23rd May 2023

Updated Affordable Housing Statement (42 social rent and 29 rent to buy)
Housing Tenure plan ref: TEN01 rev.H ;
received 31st May 2023

Boundary treatments plan ref: BT01 rev. G received 2nd June 2023

Bat Activity Surveys and Mitigation Strategy ref: 2023-107 Version 2 dated June 2023
received 5th June 2023

AS AMENDED BY:

Working drawing Brick end as elevations 1020 LSA-AS-071 rev.D (notwithstanding balcony design)
Working drawing Brick mid as elevations 1020 LSA-AS-072 rev.C (notwithstanding balcony design)
Received 23rd April 2025

Potential Noise from Air Source Heat Pumps Memo ref: P22-313-M03v.3 dated 20 May 2025
received 16th June 2025 and email from Hepworth Acoustics dated 20th June 2025
Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development shall be implemented in accordance with the measures in the Construction Environmental and Waste Management Plan Rev C dated 23.06.2023 (including Noise Reduction and Condition Survey and Appendices) for the duration of the construction period.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

3) a) The development shall be implemented in accordance with the CEMP dated August 2022 Version B- 20.01.2023 received 25th January 2023; and Construction Build Route plan ref: CBR001 rev. C received 23rd May 2023.

b) The working hours of site shall be limited to 08.00 - 17.30 Mondays to Fridays, 08.30 - 13.00 on Saturdays and no work on Sundays and Bank Holidays.

The development shall be implemented in accordance with the approved details

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) The development shall be implemented in accordance with the details in the Illustrated Materials Schedule rev. A received 02.01.2024 in the locations on Materials Plan. 1020-MAT01. Rev F, together with the Landscape Proposals Scheme (Including Hard Surfaces) plan ref: 6989.01 Rev. L received 4th January 2024.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) The development shall be implemented in accordance with the details on :

- Section 38 Agreement Plan - 23102-BGC-D-100S38
- Adoptable Surfacing and Kerbing Plan - 23102-BGC-D-121
- Highway Contours and Chainages Plan - 23102-BGC-D-141
- Highway Gulley Catchment Plan - 23102-BGC-D-151
- Adoptable Highways & Drainage Longitudinal Sections and MH Schedule Plan - 23102-BGC-D-201 A
- Adoptable Carriageway Construction Detail Plan - 23102-BGC-D-301 A
- Road Safety Audit - 2023/WH/1867
- Swept Path Analysis MCC Specification Refuse Collection Vehicle - SK22231-005
- Street Lighting Layout - SHD758-SHD-HLG-LOUI-DR-EO
- Lighting Layout-R0
- Build Route (Showing proposed sequence of occupations)- 1020-CBR01-C prior to the first dwelling unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6) The car parking indicated on the approved plans for the dwellings (including apartments), shall be surfaced, demarcated, and where shown on approved plans retractable bollards installed, and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

7) The development shall be implemented in accordance with the details shown on plan ref: Timber Cycle Store - 1020-TCS001 for the cycle storage associated with the apartment element of the proposed development, and the cycle storage structures shown in the visual submitted on 02.01.2024 (which would be located within rear garden area of each dwelling), prior to the proposed accommodation being brought into use, and be retained thereafter,

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 Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy

8) a) The development shall be implemented in accordance with the details in the Travel Plan ref: 240305/SK22231/TP01(-01).

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

9) The development shall be implemented in accordance with the details shown on :
-Electric Vehicle Charging Point Plan:
-1020-EVCP01. Rev F. ROLEC QUANTUM: EV Open charge Type 2 Unit. Specification Information.
-ROLEC: EV WALLPOD Charging Unit. Specification Information;

prior to that accommodation being occupied, and shall thereafter manage and maintained in accordance with the approved details.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

10) The development shall be implemented in accordance with the details in the site Investigation Summary Report (ref: A4755/22/SISR/V2) version B.0 dated 31st October 2024 and the Additional Site Investigation Letter Report (ref: A4755/23/LR4) dated 31st October 2024 received 31st October 2024.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with the National Planning Policy Framework and pursuant to policies EN17 and EN 18 of Manchester Core Strategy (2012).

11) The development shall be implemented in accordance with the details in the Ground Improvement Risk Assessment (ref: A4755/22/GRA/V2) version B.0 dated October 2024.

Reason - To ensure that the proposed piling, does not harm groundwater resources in line with the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection' and pursuant to policies EN17 and EN 18 of Manchester Core Strategy (2012) .

12) Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in

writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in accordance with the National Planning Policy Framework, and pursuant to policies EN17 and EN 18 of Manchester Core Strategy (2012).

13) No development (other than demolition works and site clearance) shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies within the NPPF and NPPG, and policies EN08 and EN14 in the Manchester Core Strategy (2012).

14) The drainage maintenance and management arrangements as set out in the Surface water sustainable drainage as -built, construction verification report and drainage management plan, shall be implemented and the development thereafter managed and maintained in accordance with the approved details.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

15) a) The development shall be implemented in accordance with the noise attenuation measures within Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022, Working drawing Brick end as elevations 1020 LSA-AS-071 rev.D (notwithstanding balcony design) and Working drawing Brick mid as elevations 1020 LSA-AS-072 rev.C (notwithstanding balcony design) received 23rd April 2025, and Potential Noise from Air Source Heat Pumps Memo ref: P22-313-M03v.3 dated 20 May 2025 received 16th June 2025 in conjunction with the email from Hepworth Acoustics dated 20th June 2025.

b) The location and extent of the proposed acoustic barrier within:

-Acoustic Details: Boundary Treatment Plan: 1020-BT01. Rev J.

-Acoustic Fence Details: 1020-AF01. Hepworth Acoustics: Acoustic Fence Requirements. Hepworth Acoustics:

- Noise Impact Statement: Proposed Residential Development at Former Louisa Street works, Openshaw shall be implemented before the occupation of the residential units.

c) Prior to first occupation of the residential units which have been acoustically insulated , a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved noise impact assessment report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

16) a) The development shall be implemented in accordance with the information shown on the plan ref: Timber Refuse Store: 1020-TRS01 Rev A in conjunction with the content of the Agent email dated 21.12.2023 confirming the bin store to serve each of the proposed apartments would have 3 x general waste 1100litres; 1 x pulvable waste 1100litres; 1 x cojoined waste 1100litres and in addition to the above there will be 2no. Green Waste Bins.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the dwellings and apartments are occupied

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

17) The development shall only be carried out in accordance with sections 3 and 4 in the Crime Impact Statement Version B 19/08/22 ref: ref.2022/0358/CIS/01. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development, and the agreed measures shall be retained and maintained thereafter.

Reason - In the interests of crime prevention and community safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

18) The development shall be implemented in accordance with :
- the Written Scheme of Investigation (WSI) dated June 2023 received 26th June 2023
- Historic Building Investigation Report version 1.1 dated 29.08.2023.
- Written Scheme of Investigation for Archaeological Excavation and Watching Brief dated July 2023 ref: 4627.
Received 31st August 2023, and
-Post Excavation Assessment report received 17th January 2024

Reason- In accordance with NPPF policy 16, paragraph 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, and pursuant to policies EN3 and DM1 of the Manchester Core Strategy (2012).

19) The development shall be implemented in accordance with the details on the:
- Section 38 (Adoptable) Lighting Layout - SHD758 Rev R0
- Private Lighting Design - SHD761 Rev R0
- External Lighting to the front and rear of Dwellings - Specifications document
Received 31st August 2023

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adversely impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

20) . If , when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the lighting 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 order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

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

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

22) The bat boxes, sparrow nesting boxes and bird nest boxes in the locations and specifications on the Bat and Bird Box Plan ref: P.1717.22.04 received 29th March 2023, shall be implemented prior to the dwelling on which it would be located is occupied, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

23) If no ground works are commenced on site within 12 months of the date of the permission hereby approved, a survey to identify whether badgers are present on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with mitigation measures prior to commencement of development. Any mitigation measures which are approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

24) The development shall be implemented in accordance with the measures in the Reasonable Avoidance Measures Method Statement for the protection of wildlife ref: 2023 -107b and the measures are retained for the duration of the construction period.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

25) a) The landscaping scheme for the development shall be implemented in accordance with Landscaping proposal plan ref: 6989.01 rev. M.

b) The development shall be implemented in accordance with the contents of the Landscape Management Plan Ref: JW/6989/LMP Rev A and Landscape Proposals Ref: 6989.01 Rev M in conjunction with the email from the planning agent dated 9th December 2024 confirming that Jigsaw Homes will be responsible for carrying out the Landscape Management Plan.

c) The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 Manchester Core Strategy (2012).

26) In this condition "retained tree" means an existing tree, shrub or hedge which is identified as not being removed in the Arboricultural Impact Assessment Version 1 dated 26 August 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the development 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 shown on Photo 1 - Warning Signage - 14.7.23 and Photo 2 - Installed Tree Protection Fencing - 14.7.23 shall be retained in situ for the duration of the construction works.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

27) a) The development hereby approved shall be carried out in accordance with the document titled Energy Statement rev.B dated 31.08.2022 received 26th October 2022.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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 Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

29) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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 Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

30) 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, roof alterations or outbuildings shall be erected onto the dwellings 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 Manchester Core Strategy (2012).

31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

32) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

33) The boundary treatment shall be implemented in accordance with the details on plan refs:

- Boundary Treatments Plan: 1020-BT01 Rev J received 02.01.2024;
- Acoustic Fence Details: 1020-AF01;
- Standard Detail: 1800mm Timber Access Gate;
- B-12.2-08 Standard Detail:
- 1800mm Concrete Post & Feather Edge Panel Fence, and with Kick Board: B-12.2-14;

before the dwellings are first occupied and retained as such thereafter

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

34) The development shall be implemented in accordance with the details in the Land at Louisa Works, Louisa Street, Openshaw Local Benefit Proposal - July 2023 received 31st August 2023.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

35) The residential units hereby permitted shall only be used for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent amendment thereof) and shall not be offered for sale or rent on the open market. The affordable housing shall be provided and managed thereafter in accordance with the approved 'affordable housing statement' revision E received 31st May 2023.

This planning condition shall not apply to the part of the property over which:-

- (i). a tenant has exercised the right to acquire or any similar statutory provision and for the avoidance of doubt once such right to acquire has been exercised, the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market;
- (ii). A leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property,

mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H4 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

36) The development shall be implemented in accordance with the details in the email from applicant with attached confirmation of the registration of the Bat License from Natural England dated 5th July 2023; Email from ERAP to applicant dated 7th July 2023 in relation to bats and Natural England email to Bat consultant dated 21st June 2023.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

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:

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 Mining Remediation Authority.

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

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

MCC records highlight an underground culvert is located within close proximity to the site (approximately 10m to the south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Whilst the building B2 - B4 to be demolished has been assessed as very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Environment Agency have provided the following advice

Groundwater and Contaminated Land Model Procedures and Good Practice Guidance
Due to the former land uses, soil and /or groundwater contamination may exist at the site. To address the associated risks to controlled waters the Environment Agency recommend that developers should:

- o Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by Contamination.
- o Refer to their Guiding principles for land contamination for the type of information that they require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health.
- o Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- o Refer to the contaminated land pages on gov.uk for more information.
- o Refer to 'The Environment Agency's approach to groundwater protection'

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. Waste Management Guidance

Where the remediation / redevelopment of the site will involve waste management issues they offer the following advice.

On-site Waste

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2)

provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- o excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution;

- o treated materials can be transferred between sites as part of a hub and cluster project; and

- o some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommend that developers refer to:

- o the position statement on the Definition of Waste: Development Industry Code of Practice

- o The waste management page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- o The Duty of Care Regulations 1991;

- o The Hazardous Waste (England and Wales) Regulations 2005;

- o The Environmental Permitting (England and Wales) Regulations 2016; and

- o The Waste (England and Wales) Regulations 2011.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005

'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If hazardous waste material is produced, held, stored or taken off-site, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Dewatering

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

Any dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests. This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from the Environment Agency prior to the commencement of dewatering activities at the site.

More information is available on gov.uk:

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Regulatory position statements

If dewatering and discharging into surface water is required during development, the following Regulatory Position Statement will apply: 'Temporary dewatering from excavations to surface water.'

<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

This consent does not imply approval for works (including pruning to any trees on third party land to the south of the site) referenced in the Arboricultural Impact Assessment Version 1 dated 26 August 2022, as consent from the landowner for such works to trees would be required .

Date: 22 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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