

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142736/JO/2025

Date registered valid: 16 April 2025

Proposal: Variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 8 (waste management), 9 (parking spaces), 10 (drainage), 14a (EV charging), 15 (boundary treatment), 16 (landscaping), 18 (bio-diversity) and 19 (energy standards) attached to planning permission referenced 137736/FO/2023 to allow minor design changes necessitating changes to the approved drawing references, relocation of parking space for plot 1, inclusion of mechanical ventilation equipment, changes to drainage scheme, changes to boundary treatment and changes to materials schedule including installation of solar panels, and the discharge of condition 17 (cycle store) attached to 137736/FO/2023.

Address: Land Off Corner Of Lathbury Road And Carisbrook Street,
Manchester, M9 5GE

Ward(s): Harpurhey Ward

Applicant: Mr Joshua Hart Jigsaw Homes North

Agent (if any): Miss Hannah Graves Bernard Taylor Partnership Limited

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 July 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Standard consultations:

Printed: 9 May 2025 Expired: 31 May 2025

Neighbour notifications

Printed: 2 May 2025 Expired: 24 May 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to the Land Off Corner Of Lathbury Road And Carisbrook Street within the north Manchester ward of Harpurhey. The site is rectangular in shape and has a total developable area of 0.1 hectares/ 1181 square metres. The site is made up of a grassed area and there are also trees of various ages and shrubbery clustered across the site. It is understood works have begun on site.

Description of area

The site is bounded by Kirklington Drive to the north, Carisbrook Street to the east, Lathbury Road to the south and housing on Thornaby Walk to the west. An unadopted pavement bounds the site to the north and west.

The gable end of the terraces of Blencarn Walk are sited to the north of the applicant site. To the north east and north west of the site in connection with Kirklington Drive there is a communal parking area and the two storey, terraced, red brick dwellinghouses. These properties are defined by a Radburn style layout with the rear elevations of the properties and driveway facing onto the road of Kirklington Drive, with red brick pillar boundary treatment infilled by wooden fencing.

The head of the cul-de-sac of Kirklington Drive is sited to the north west of the applicant site and provides access to properties along Thornaby Walk. No.1 Thornaby Walk sits to the west of the applicant site. The rear of no.1 Thornaby Walk turns it's back to Lathbury Road, as Thornaby Walk is also characterised by a Radburn layout, built of red brick and being a semi-detached,

two storey dwellinghouse. No.1 Thornaby Walk's side and rear amenity space is closest to the applicant site to the west. Lathbury Road is sited to the south of the site and the site looks onto the road of Chevington Drive. To the south a large area of open green space exists and properties opposite the applicant site along Lathbury Road are characterised by terraced properties with different heights with small fenestration detailing with rendering along the front elevation in the form of pebble dash and terracotta render. The properties benefit from extensive driveways bounded by low metal railings. To the east of the site sits the Manchester CA Pump Park with several playing pitches.

The site is sited to the north west of Moston Brook and to the east of Rochdale Road and the Manchester Communications Academy.

Description of development

The current application seeks variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 8 (waste management), 9 (parking spaces), 10 (drainage), 14a (EV charging), 15 (boundary treatment), 16 (landscaping), 18 (bio-diversity) and 19 (energy standards) attached to planning permission referenced 137736/FO/2023 to allow minor design changes necessitating changes to the approved drawing references, relocation of parking space for plot 1, inclusion of mechanical ventilation equipment, changes to drainage scheme, changes to boundary treatment and changes to materials schedule including installation of solar panels, and the discharge of condition 17 (cycle store) attached to 137736/FO/2023.

The scheme of 137736/FO/2023 approved consent for the erection of 6no. dwellinghouses (Class C3) with associated landscaping and car parking.

Plot 1- 4 would look onto Lathbury Road, whilst plot 5 and 6 would be sited to the north of the site and would face onto Carisbrook Street.

The schedule of accommodation would be as follows:

3B 5P house 3no. with an internal space of 96m².

2B 4P house 3no. with an internal space 83m².

Plots 1, 2 and 3 would have 1no. off street parking space with areas of soft and hardstanding to the front of the properties. Due to the site constraints plot 1 would have a bin store to the front of the property and would benefit from a rear garden with hardstanding. Plots 2 and 3 would benefit from access down the side of the properties leading into the respective rear gardens.

Due to the constraints on site and the retention of a Category A tree to the south of the site, plot 4 benefits from differing parking arrangements to the rest of the site. Plot 4 would benefit from a parking space to the rear of the site accessed from Carisbrook Street. Plots 5 and 6 would benefit from 1 no. off street parking space and access to the rear of the properties externally to the rear amenity space. Two large trees would be retained across the site.

Each property would benefit from a cycle store, bin store, an EV charging point (plot 4 to be free standing) and an Air Source Heat Pump (ASHP).

Proposed Amendments

The proposed amendments to the scheme of 137736/FO/2023 would be as follows:

-Secure By Design requirements: bin store located at the front of plot 1 updated to be lockable and secure to suit Secure By Design.

-Accommodation of existing site levels: retaining wall added between plots 2 and 3 in accordance with site level change between plot 2 and 3. Plot 3 and 4 shifted 100mm towards the south boundary to accommodate this. This results in the change of levels across the site changing from a gradual change to having plots 1 and 2 sat at a higher position to that of plots 3 and 4. A set down of 750mm is proposed between the two sets of semi-detached properties.

-Accommodate proposed level access:

A) Relocation of parking space for plot 1- moved further to the south east than previously the case. Plot 1 front garden amended to accommodate proposed level access to front entrance. Hardstanding and space relocated accordingly.

B) Plot 4 rear garden reconfigured to accommodate site levels and level access to the rear. Bin store, bike store, and ASHP relocated, boundary fence, grass and hardstanding updated to accommodate this reconfiguration. Gated access to plot 4 rear garden changed accordingly.

C) Brick pier removed to allow for required access width to gate for plot 6.

Some of the above changes have resulted in necessary changes to the boundary treatment plan.

-Accommodation of MVHR system to all plots.

-Changes to the drainage system: The drainage system was approved under CDN/24/1066. Since discharging condition 10 (drainage), Highway Services would not allow the road closure in Kirklington Drive to make the surface water connection. Since the Local Planning Authority (LPA) has discharged the drainage conditions to allow surface water to be discharged to the surface water sewer in Kirklington Drive, United Utilities advised the developer to vary the drainage details approved on the scheme.

-Changes to materials schedule: External materials on the site were previously approved under CDN/24/1066. Since then, the agent does not wish to use the buff brick on the scheme, which is to be replaced with the main facing red brick. The wording of this condition would be varied through the current application.

Further, the current application seeks approval for the solar panels to be installed as per the materials schedule, with a technical specification supplied for review. As the solar panels are to be installed at the same time as the roof, permitted development rights cannot be used and so the current variation application seeks formal consent for this element of works.

-Discharge of condition 17 (cycle store): The current variation application seeks consent to discharge condition 17 (cycle store) attached to 137736/FO/2023. Location and elevational details have been provided for review.

Negotiations during the course of the application

During the course of the application, the description of development was amended to outline the proposed amendments more clearly.

The landscaping plan approved for condition 16 (landscaping) and 18 (biodiversity) under CDN/25/0100 was based on the previous site plan. As such, varying condition 16 and 18 was added into the current application for consideration.

Discussions took place between Environmental Health and developer in regard to the wording of the existing acoustic condition.

Further information was supplied in relation to bike store information, and solar panel details.

Further information was supplied as to the retaining wall structure between plots 2 and 3, and how this would impact parking and visibility splays.

Further Planning History

142156/NMC/2025- Non material amendment to planning permission referenced 137736/FO/2023 to allow changes to the bin store, elevational alterations, material changes, layout alterations to plots 1-4 and the addition of air source heat pumps to rear gardens.
Withdrawn 12.03.2025.

*The works proposed were not considered to be non-material in nature.

CDN/25/0100- Discharge of conditions 7 (off site highways works), 16 (landscaping) and 18 (biodiversity) attached to planning permission referenced 137736/FO/2023.
Approved 26.03.2025.

CDN/24/1066- Discharge of conditions 3 (External Materials), 8 (Waste Management), 10 (Drainage) attached to planning permission 137736/FO/2023.
Approved 07.02.2025.

CDN/24/1010- Discharge of conditions 12a (noise) and 13a (ground conditions) attached to planning permission referenced 137736/FO/2023.
Approved 20.01.2025.

CDN/24/0994- Discharge of conditions 6 (CMP) and 24 (affordable housing) attached to planning permission referenced 137736/FO/2023.
Approved 16.12.2024.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

Highway Services were consulted on the proposal and reviewed variations to condition 2 - List of approved drawings and documents, condition 8 - Waste Management, condition 9 - Parking Spaces, condition 14a - EV Charging, condition 15 - Boundary Treatment and Condition 17 - Cycle Storage. Highways are satisfied with the proposal for such variations and have no objections in principle.

Further comments received 24 June 2025:

The current plans suggest a level change between Plot 2 and 3.

It is requested that visibility splays are undertaken at Plot 3 to demonstrate the driver's visibility when leaving the driveway.

It is also requested that a drawing is provided of the elevation of the retaining wall boundary treatment (as detailed in 06. Drawing LR-BTP-00-ZZ-DR-A-3788_108.19 / Proposed Boundary

Treatment) in relation to a standard car parked at the driveway of Plot 3. Currently, it is difficult to visualise how low a car will be sat in relation to the boundary treatment.

It is also requested that confirmation is provided on the levels impact on the adopted footway/carriageway. It is currently difficult to understand whether the level change has any impact on the adopted highway (if there are any changes then the drawing/s will need to be reviewed by our Statutory Approvals Team as this will impact upon the S278 works).

In terms of the impact of the retaining wall on the adopted highway it is requested that the applicant engage with the Structures Team via highways.structures@manchester.gov.uk

Further comments received 30 June 2025:

Given the applicant has confirmed that the 750mm height is not present between the car parking spaces and is typically to be 200mm this is acceptable in principle. Thank you for also confirming that the levels will not impact on the adopted highway.

It should be noted that if planning permission is granted the proposals will be subject to detail design under a S278 agreement.

Environmental Health

Environmental Health comments are summarised as the below:

Condition 8 (waste management)- No objection to the proposed amendments.

Condition 14a (EV charging)- No objection to the proposed amendments.

Inclusion of mechanical ventilation equipment

Condition 12 – Following further information provided it has been confirmed that condition 12a can be written to be implemented in accordance with the already approved information and standard wording to remain for part B.

Neighbourhood Team Leader (Arboriculture)

No objection to the variations, subject to all work being carried out following BS3998: Tree Work (as described in their AIA included.)

Greater Manchester Police

GMP confirm receipt of a Secured by Design (SBD) application for the scheme and recommend that the proposed amendments are in-line with the attached SBD checklist.

United Utilities Water PLC

Further to review of additional submitted documents, Drawing LRM AJP ZZ 00 DR C - 0900, Rev P07 - Dated 24.03.2025, United Utilities has no objection to conditions 2 and 10 being varied.

Greater Manchester Ecology Unit

No objection to the variations- they do not materially change the ecological issues associated with this development. The proposed bat and bird boxes can be conditioned as part of any permission.

The amended plans do not materially change the ecological mitigation and enhancement proposals. The previous recommendations re. discharge of conditions 16 & 18 therefore still apply.

MCC Flood Risk Management

No objection to the variation, on the basis where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Of relevance are:

Policy SP1 (Spatial Principles) (last bullet point of the policy removed following the adoption of the Places for Everyone Joint Development Plan).

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) (part of policy replaced by PfE policy JP-S2).

Policy EN 8 (Adaptation to Climate Change) (part of policy replaced by PfE policies JP-S2, JP-S4 and JP-G8).

Policy EN9 (Green Infrastructure)

Policy EN14 (Flood Risk) (part of policy replaced by PfE policy JP-S4).

Policy EN15 (Biodiversity and Geological Conservation) (part of policy replaced by PfE policy JP-G8).

Policy EN 16 (Air Quality) (part of policy replaced by PfE policy JP-S5).

Policy EN18 (Contaminated Land and Ground Stability)

Policy EN19 (Waste)

Policy H1 (Overall Housing Provision) (part of policy replaced by PfE policy JP-H1).

Policy H3 (North Manchester)

Policy H 8 (Affordable Housing) (part of policy replaced by PfE policy JP-H2).

Policy T1 (Sustainable Transport) (part of policy replaced by PfE policy JP-C1).

Policy T2 (Accessible Areas of Opportunity and Need)

Policy DM1 (Development Management).

Unitary Development Plan

Saved Policies Large elements of the UDP have been superseded by the Core Strategy.

The following saved policies are of relevance in the consideration of this application:

DC7.1 states the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that 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, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and

c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and raise the quality of life across Manchester. 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 draft 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. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.
- v. JP-C1- An integrated network
- vi. JP- H2- Affordability of new housing

- vii. JP- G9- A net enhancement of biodiversity and geodiversity
- viii. JP- S6- Clean Air

ISSUES

The current application seeks consent for variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 8 (waste management), 9 (parking spaces), 10 (drainage), 14a (EV charging), 15 (boundary treatment), 16 (landscaping), 18 (bio-diversity) and 19 (energy standards) attached to planning permission referenced 137736/FO/2023 to allow minor design changes necessitating changes to the approved drawing references, relocation of parking space for plot 1, inclusion of mechanical ventilation equipment, changes to drainage scheme, changes to boundary treatment and changes to materials schedule including installation of solar panels, and the discharge of condition 17 (cycle store) attached to 137736/FO/2023. The principle of development has already been approved under 137736/FO/2023 and so this assessment considers the proposed amendments to the scheme only. Each amendment will be discussed in turn.

It is also noted that further conditions will be amended beyond those referenced above. This is because the developer has wished to discharge conditions prior to submitting the variation application.

Secure By Design requirements

This amendment includes the bin store located at the front of plot 1 to be updated to be lockable and secure to suit Secure By Design. The location of the bin store was already approved under 137736/FO/2023. Such amendment is considered a minor change and has been assessed by colleagues in GMP. GMP confirm receipt of a Secured by Design (SBD) application for the scheme and recommend that the proposed amendments are in-line with the attached SBD checklist. Condition 23 (Secure By Design) is yet to be discharged and so security concerns with the application will be addressed in due course. Details of the front bin store were provided for review which are considered acceptable in design terms. As such, this amendment is not considered to give rise to any crime and security implications, pursuant to Policy DM1 of the Core Strategy.

Accommodation of existing site levels

The amendment involves a retaining wall added between plots 2 and 3 in accordance with site level change between plot 2 and 3. This has resulted in an amendment to the 1.8 metre high close boarded timber fence with concrete post and gravel board. As a result, between plots 2 and 3 sits a 750mm retaining wall and above a metal railing. In total, this boundary treatment would have a height of 1.85 metres. Highways Services within their further response confirm that the levels would not impact on the adopted highway. Highway Services note that if planning permission is granted the proposals will be subject to detail design under a S278 agreement.

It is noted that this variation has resulted in plots 3 and 4 sitting at a lower position to plots 1 and 2. Previously, the streetscene plan showed a gradual change in heights to reflect the topography of the street. Despite the level changes between the proposed properties would still read as one consistent development, the change in the streetscene is not considered to give rise to adverse visual implications. In addition although plot 3 would sit lower than plots 2, it is not considered to give rise to any adverse residential amenity implications between the two sets of neighbours, given the appropriate boundary treatment separating the two properties, and that

no windows would be inserted in the gable elevations of the properties. The variation in levels is also not considered to give rise to unacceptable impacts on existing residential properties adjacent the site. Whilst plot 1 would be sited closer to the sites north -western boundary the adjacent footpath would separate this dwelling from the existing dwelling on Thornaby Walk given this separation this relationship is considered to be acceptable.

Accommodate proposed level access

Accommodation of proposed level access has taken the form of:

A) Relocation of parking space for plot 1- moved further to the south east than previously the case. Plot 1 front garden amended to accommodate proposed level access to front entrance. Hardstanding and space relocated accordingly. This amendment results in the car parking space for plot 1 sitting against the common boundary with plot 2 rather than sitting more centrally within the allocated front amenity space. Highway Services reviewed the proposal and were happy with the variation and have no objection to such in principle. Given the off street parking space would remain and Highways have no concerns from a highway safety perspective, this amendment does not give rise to any concerns and so due consideration has been given to Policy DM1 and T1 of the Core Strategy and so is considered acceptable.

B) Plot 4 rear garden reconfigured to accommodate site levels and level access to the rear. Bin store, bike store, and ASHP relocated, boundary fence, grass and hardstanding updated to accommodate this reconfiguration. Gated access to plot 4 rear garden changed accordingly. This change would result in the insertion of a gate to allow the resident of plot 4 to park their car and enter their property through the rear amenity space. GMP reviewed the proposal and such arrangement did not give rise to any concerns with safety and crime. As a result, the splay of the boundary treatment would be wider and so would help with visibility of the car entering and exiting from the allocated car space. As a result of this, the boundary treatment would be amended from a 1.8 metre high brick wall to a 2.1 metre high brick wall. Given the widened splay, the increased height is considered to be acceptable. Highways have reviewed the updated boundary treatment plan who have no objection to the updated arrangement.

The bin store, bike store, ASHP, grass and hardstanding amended is considered a minor change and does not give rise to any concern.

As a result of the proposed variations, this has resulted in the landscaping and biodiversity scheme approved under CDN/25/0100 showing the old layout and so is outdated. GMEU reviewed the updated biodiversity scheme and confirmed the amended plans do not materially change the ecological mitigation and enhancement proposals. The MCC Arboriculture Team also reviewed the updated scheme and raised no objections. As such, the proposals are not considered to give rise to any adverse ecological implication, pursuant to Manchester Core Strategy policies SP1, EN9, EN15 and DM1.

C) Brick pier removed to allow for required access width to gate.

This small amendment relates to plot 6. It does not give rise to any concerns and would not give rise to any highway implications due to the height of the brick pier.

Accommodation of MVHR system to all plots

It is noted such internal equipment would not need consent, however it has been listed on the submitted description of development since it would require the roof height of the properties to be increase slightly to accommodate sufficient space in the ceiling void for the MVHR system. Such increase is considered acceptable.

The installation of the MVHR was considered by colleagues in Environmental Health, given potential impacts to acoustic insulation.

Following confirmation of the system to be installed the Council's Environmental Health team have confirmed that the details are acceptable and a condition approving the scheme but requiring pre-occupation testing should be applied to any approval.

Changes to the drainage system

A drainage scheme was approved under CDN/24/1066. These application proposals were subject to updated proposals which following submission of further information are considered to be acceptable and in accordance with Manchester Core Strategy policies EN8 and EN14

Changes to materials schedule

External materials on the site were previously approved under CDN/24/1066. Since then, the applicant has indicated a change to remove the use of a buff brick finish to part of the scheme, this is to be replaced with the main facing red brick with the retention of the brick relief pattern adding architectural interest to the primary elevations of the properties and is considered acceptable on the grounds of design, pursuant to Policy SP1 and DM1 of the Core Strategy.. The wording of this condition would be varied through the current application.

Further, the current application seeks approval for the solar panels to be installed as per the materials schedule, with a technical specification supplied for review. As the solar panels are to be installed at the same time as the roof, permitted development rights cannot be used and so the current variation application seeks formal consent for this element of works.

Elevational drawings, floor plans and a technical product specification of the proposed solar panels have been provided for review. Such details are considered acceptable and given the location of the properties, the proposal is not considered to give rise to any adverse harm in respect of aerodrome safety from Manchester Airport.

Further changes would take the form of all the first floor windows to be lifted 150mm from FFL with the bathroom window sizes updated. All timber trellis' and brick nibs of the front of the property are to be removed. All front door patterns have been updated to show reduced glazing on all properties. Kitchen windows updated to remove the lower panel in order to accommodate kitchen units. Such changes are minor and are considered acceptable and are difficult to identify between the approved and proposed plans.

As such, the overall proposed design is considered to be acceptable and in accordance with Core Strategy Policies DM1 and SP1.

Discharge of condition 17 (cycle store)

The current variation application seeks consent to discharge condition 17 (cycle store) attached to 137736/FO/2023. Location and elevational details have been provided for review. This involves the installation of bike store to be located within each of the private rear amenity spaces and would involve the installation of a pent bike store (timber) with a height of 1.4 metres and a width of 1.9 metres. Highway Services did not raise any concerns with the details, nor did GMP and such details supplied are considered to satisfy the wording within condition 17 and so the decision notice within any approved varied consent would reflect such details accordingly. As such, the details contribute to the provision of sustainable transportation options in accordance with Manchester Core Strategy policies T1, EN4 and EN8.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission reference 137736/FO/2023 that date being 21.12.2023.

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 (references to be included):

-Application Form, stamped as received by the City Council as Local Planning Authority on 1 August 2023.

-Drawing- Proposed- Site Clearance Plan, numbered 106.1, stamped as received by the City Council as Local Planning Authority on 1 August 2023.

- Ground Survey (Superficial Aquifer Designation), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Historical Mapping and Photography Included), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Lancashire and Furness), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Ordnance Survey Plan), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Ordnance Survey Plan 2), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Additional SIMs), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Historical Aerial Photography), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (General), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Geology 1:50,000 Maps Legends), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Mining and Ground Stability Datasheet), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey- Phase 1 Preliminary Risk Assessment, stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 15 August 2023.
- Ground Survey- Phase 2 Geoenvironmental Site Assessment REF.16-718-R1-1, stamped as received by the City Council as Local Planning Authority on 12 September 2023.
- Ecology Report- Ecological Impact Assessment, stamped as received by the City Council as Local Planning Authority on 19 October 2023.
- Supporting Information- EVA Prop Earth Wall AC Charger Single Gun, stamped as received by the City Council as Local Planning Authority on 19 October 2023.
- Tree Survey or Information- Tree Survey, stamped as received by the City Council as Local Planning Authority on 19 October 2023.
- Supporting Information- Ecodan Monobloc Air Source Heat Pump Product Information Sheet, stamped as received by the City Council as Local Planning Authority on 6 November 2023.
- Drawing- Proposed- Constraints Plan, numbered 104, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
- Drawing- Proposed- House Type 2- Plans 01, numbered 156.2, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
- Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
- Drawing- Proposed- Street Elevations, numbered 107.10, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- Bat & Swift Box Locations, numbered 109.5, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- Typical Window Detail, numbered 111.3, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- House Type 2- Proposed Plans 00, numbered 155.4, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- House Type 2- Elevations 00, numbered 157.3, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Site Plan- Schedules & Proposed Site Plan, numbered 105.19, stamped as received by the City Council as Local Planning Authority on 13 December 2023.
- Waste Management Plan, numbered 110.7, stamped as received by the City Council as Local Planning Authority on 13 December 2023.

-Drawing- Proposed- Boundary Plan, numbered 108.14, stamped as received by the City Council as Local Planning Authority on 19 December 2023.

As amended by:

-Drawing- Proposed- House Type 2 Elevations 00, numbered LR-BTP-01-E-DR-A-3788_157.E, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drawing- Proposed- House Type 2- Plans 00, numbered LR-BTP-01-ZZ-DR-A-3788_155.D, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drawing- Proposed- House Type 2- Plans 01, numbered LR-BTP-01-ZZ-DR-A-3788_156.D, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Supporting Information- External Finishes REV C, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drainage- Flood Routing Plan, numbered LRM-AJP-XX-00-DR- C-1020 P02, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drainage- Proposed Drainage Layout, numbered LRM AJP ZZ 00 DR C-0900 P07, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drainage- Lathbury Road SW Network Results (dated 24.03.2025), stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drawing- Proposed- Landscaping Plan, numbered 7583.01 REV B, stamped as received by the City Council as Local Planning Authority on 3 June 2025.

-Supporting Information- GSE In-Roof System Specification, stamped as received by the City Council as Local Planning Authority on 11 June 2025.

-Supporting Information- Longi Panel- Solar Panel Specification, stamped as received by the City Council as Local Planning Authority on 11 June 2025.

-Drawing- Proposed- Street Elevations, numbered LR-BTP-00-E-DR-A-3788_107.15, stamped as received by the City Council as Local Planning Authority on 17 June 2025.

-Drawing- Proposed- Bat and Swift Box Locations, numbered LR-BTP-00-SP-DR-A-3788_109.9, stamped as received by the City Council as Local Planning Authority on 17 June 2025.

-Drawing- Proposed- Boundary Plan, numbered LR-BTP-00-ZZ-DR-A-3788-108.19, stamped as received by the City Council as Local Planning Authority on 17 June 2025.

-Drawing- Proposed- Roof Plan- PV Solar Panels, numbered LR-BTP-00-ZZ-DR-A-3788_113.5, stamped as received by the City Council as Local Planning Authority on 17 June 2025.

-Drawing- Site Plan- Proposed Inc. Schedules, numbered LR-BTP-00-SP-DR-A-3788_105.26, stamped as received by the City Council as Local Planning Authority on 17 June 2025.

-Waste Management- Waste Management Plan and Detail, numbered LR-BTP-00-SP-DR-A-3788_114.2, stamped as received by the City Council as Local Planning Authority on 17 June 2025.

-Correspondence- Sewer Adoptions UU email, stamped as received by the City Council as Local Planning Authority on 28 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 Core Strategy for the City of Manchester.

3) The proposal shall be carried out in accordance with 'Supporting Information- External Finishes REV C', stamped as received by the City Council as Local Planning Authority on 16 April 2025, in relation to external materials.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) The proposal shall be carried out in accordance with 'Drawing- Proposed- Typical Window Detail, numbered 111.3', stamped as received by the City Council as Local Planning Authority on 12 December 2023, in relation to window reveals.

For the avoidance of doubt the window reveal should be minimum 195mm deep.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

-Drawing- Proposed- House Type 2 Elevations 00, numbered LR-BTP-01-E-DR-A-3788_157.E, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drawing- Proposed- House Type 2- Plans 00, numbered LR-BTP-01-ZZ-DR-A-3788_155.D, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

-Drawing- Proposed- House Type 2- Plans 01, numbered LR-BTP-01-ZZ-DR-A-3788_156.D, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

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

6) The development hereby approved shall only be done in accordance with the following Construction Management Plan (CMP) details, agreed as part of condition discharge application referenced CDN/24/0994:

-Supporting Information- Construction Management Plan (John Southworth, issue no.1, undated), stamped and received by the City Council as Local Planning Authority on 22 October 2024.

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.

7) The development hereby approved shall only be done in accordance with the following off site highways work details, agreed as part of condition discharge application referenced CDN/25/0100:

-Supporting Information- S278 Construction Details, numbered DR-C-1630 P01, stamped and received by the City Council as Local Planning Authority on 4 February 2025.

-Supporting Information- S278 Surfacing and Kerbing Layout, numbered DR-C-1650 P03, stamped and received by the City Council as Local Planning Authority on 4 February 2025.

-Supporting Information- S278 Adoption Layout, numbered DR-C-1690 P03, stamped and received by the City Council as Local Planning Authority on 4 February 2025.

The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

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.

8a) The proposal shall be carried out in accordance with 'Waste Management- Waste Management Plan and Detail, numbered LR-BTP-00-SP-DR-A-3788_114.2', stamped as received by the City Council as Local Planning Authority on 17 June 2025, in relation to a scheme for the storage and disposal of refuse.

b) The details of the 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 EN19 and DM1 of the Manchester Core Strategy.

9) Before the first occupation of the development, car parking areas shown on 'Drawing- Site Plan- Proposed Inc. Schedules, numbered LR-BTP-00-SP-DR-A-3788_105.26', stamped as received by the City Council as Local Planning Authority on 17 June 2025, 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.

10) The development hereby approved shall be carried out in accordance with the following drainage details, as agreed as part of condition discharge application referenced CDN/24/1066:

- Drainage Documentation- Lathbury Road- Hydraulic Calculations, stamped and received by the City Council as Local Planning Authority on 18 November 2024.
- Drainage Documentation- LRM-AJP-XX-00-DR-C-1020-FLOOD ROUTING PLAN, stamped and received by the City Council as Local Planning Authority on 18 November 2024.
- Drainage Documentation- LRM-AJP-XX-00-DR-C-1071-P01-POROUS PAVING DETAIL, stamped and received by the City Council as Local Planning Authority on 18 November 2024.
- UU Agreement to Condition Discharge, stamped and received by the City Council as Local Planning Authority on 18 December 2024.
- Drainage Documentation- Rural Run-off Calculation, stamped and received by the City Council as Local Planning Authority on 20 January 2025.
- Drainage Documentation- Hydrobrake Details, numbered REV P02, stamped and received by the City Council as Local Planning Authority on 20 January 2025.
- Drainage Documentation- Proposed Drainage Layout, numbered REV P03, stamped and received by the City Council as Local Planning Authority on 20 January 2025.
- Ground Survey- Phase II Geoenvironmental Site Assessment, stamped and received by the City Council as Local Planning Authority on 20 January 2025.

As amended by:

-Drainage- Flood Routing Plan, numbered LRM-AJP-XX-00-DR- C-1020 P02, stamped as received by the City Council as Local Planning Authority on 16 April 2025.
-Drainage- Proposed Drainage Layout, numbered LRM AJP ZZ 00 DR C-0900 P07, stamped as received by the City Council as Local Planning Authority on 16 April 2025.
-Drainage- Lathbury Road SW Network Results (dated 24.03.2025), stamped as received by the City Council as Local Planning Authority on 16 April 2025.
-Correspondence- Sewer Adoptions UU email, stamped as received by the City Council as Local Planning Authority on 28 June 2025.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and 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 there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) a) The development hereby approved shall be carried out in accordance with the following noise details, agreed as part of condition discharge application referenced CDN/24/1010:

-Noise Assessment- Assessment of the Existing Noise Climate, report ref: DRUK/ACC/RS/JSBLRHM/3306 ver 3, dated 23 December 2024, stamped and received by the City Council as Local Planning Authority on 8 January 2025.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria 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 together with a timescale for their implementation.

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

13a) The development hereby approved shall be carried out in accordance with the following ground condition details, agreed as part of condition discharge application referenced CDN/24/1010:

-Supporting Information- Remedial Strategy Report- IGE Consulting Ltd Remedial Strategy Report (ref. 4259-01, dated October 2024), stamped and received by the City Council as Local Planning Authority on 30 October 2024.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase 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 EN18 of the Core Strategy for Manchester.

14) a) The development hereby approved shall be carried out in accordance with 'Drawing- Site Plan- Proposed Inc. Schedules, numbered LR-BTP-00-SP-DR-A-3788_105.26', stamped as received by the City Council as Local Planning Authority on 17 June 2025 and 'Supporting Information- EVA Prop Earth Wall AC Charger Single Gun', stamped as received by the City Council as Local Planning Authority on 19 October 2023, in relation to a scheme for electric vehicle charging.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

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 Core Strategy.

15) Prior to the first occupation of each plot, the corresponding Boundary Treatment for that plot shall be implemented in accordance with the approved plans 'Drawing- Proposed- Boundary Plan, numbered LR-BTP-00-ZZ-DR-A-3788-108.19', stamped as received by the City Council as Local Planning Authority on 17 June 2025.

The approved details shall be retained in accordance with the details and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

16) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Landscaping Plan, numbered 7583.01 REV B', stamped as received by the City Council as Local Planning Authority on 3 June 2025', in relation to a landscaping scheme.

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

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

17) The development hereby approved shall be carried out in accordance with 'Drawing- Site Plan- Proposed Inc. Schedules, numbered LR-BTP-00-SP-DR-A-3788_105.26', stamped as received by the City Council as Local Planning Authority on 17 June 2025, in relation to secure cycle storage.

The agreed details shall be fully implemented prior to the first occupation of each corresponding plot and be retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Landscaping Plan, numbered 7583.01 REV B', stamped as received by the City Council as Local Planning Authority on 3 June 2025' and 'Drawing- Proposed- Bat and Swift Box Locations, numbered LR-BTP-00-SP-DR-A-3788_109.9', stamped as received by the City Council as Local Planning Authority on 17 June 2025, in relation to a scheme to encourage biodiversity within the application site.

The development shall be implemented in accordance with approved scheme prior to the occupation of the development and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

19) The development hereby approved shall be carried out in accordance with:
- 'Sustainability & Renewable Energy section (page 17)' within the Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 4 December 2023,
- 'Supporting Information- Ecodan Monobloc Air Source Heat Pump Product Information Sheet', stamped as received by the City Council as Local Planning Authority on 6 November 2023.
- 'Supporting Information- GSE In-Roof System Specification', stamped as received by the City Council as Local Planning Authority on 11 June 2025.
- 'Supporting Information- Longi Panel- Solar Panel Specification', stamped as received by the City Council as Local Planning Authority on 11 June 2025.
- 'Drawing- Site Plan- Proposed Inc. Schedules, numbered LR-BTP-00-SP-DR-A-3788_105.26', stamped as received by the City Council as Local Planning Authority on 17 June 2025,
- 'Drawing- Proposed- Roof Plan- PV Solar Panels, numbered LR-BTP-00-ZZ-DR-A-3788_113.5', stamped as received by the City Council as Local Planning Authority on 17 June 2025, in relation to energy considerations.

The approved details shall be retained in accordance with the details above at all times thereafter.

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

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

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

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

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

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

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

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

22) No vegetation clearance shall take place during the optimum period for bird nesting (March- September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

23) Prior to occupation, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details at all times thereafter.

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

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core

Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) The development hereby approved shall only be done in accordance with the following affordable housing details, agreed as part of condition discharge application referenced CDN/24/0994:

-Supporting Information- Affordable Housing Statement- Revised 10.12.2024, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

iv. The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H6 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

25) 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, roof alterations, 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.

26) 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.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and reenacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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(a) 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).

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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) Prior to any above ground works, details of any locations of enclosures and samples of the materials, design and colouration to be used for any acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority.

The development shall be constructed only using the approved materials and shall be retained as such at all times 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, pursuant to policy DM1 of Manchester's Core Strategy.

29) The development hereby approved shall be carried out in accordance with the Section 2.3.6.2 (page 15) within the 'Ecology Report- Ecological Impact Assessment,' stamped as received by the City Council as Local Planning Authority on 19 October 2023, in relation to hedgehogs. The measures shall be carried out strictly in accordance with the approved scheme.

Reason- To protect hedgehogs, which could be found on the site and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) Should the planning application be approved, the applicant will be required to enter into a Section 184 agreement. This will need discussion and agreement with the council's Highways Maintenance Team via Contact Manchester (Tel. 0161 234 5004), further information can be found on the MCC internet pages:

https://secure.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

3) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a

birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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

- All garden boundary treatments adjacent to publicly accessible land- in particular to the side and rear boundary should be 2100mm,

- Entrance gates should be installed that lead to the rear of the property and should be set forward as close to the building line as possible,

- Dusk til Dawn lighting should be installed on all external doors, Any external bin store should be a secure, lockable and fire resistant enclosure.

5) In terms of the impact of the retaining wall on the adopted highway it is requested that the applicant engage with the Structures Team via highways.structures@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

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

The Hipp, Lathbury Road, Manchester, M40 8NR

11 Kinmount Walk, Manchester, M9 5GH
5 Kinmount Walk, Manchester, M9 5GH
6 Blencarn Walk, Manchester, M9 5GF
9 Blencarn Walk, Manchester, M9 5GF
1 Blencarn Walk, Manchester, M9 5GF
5 Thornaby Walk, Manchester, M9 5GE
10 Champneys Walk, Manchester, M9 5GD
1 Chevington Drive, Manchester, M9 5GW
40 Lathbury Road, Manchester, M9 5GN
2 Thornaby Walk, Manchester, M9 1GN
38 Lathbury Road, Manchester, M9 5GN
9 Blackstone Walk, Manchester, M9 5QA
6 Kinmount Walk, Manchester, M9 5GH
4 Kinmount Walk, Manchester, M9 5GH
2 Kinmount Walk, Manchester, M9 5GH
9 Kinmount Walk, Manchester, M9 5GH
7 Kinmount Walk, Manchester, M9 5GH
3 Kinmount Walk, Manchester, M9 5GH
1 Kinmount Walk, Manchester, M9 5GH
4 Blencarn Walk, Manchester, M9 5GF
2 Blencarn Walk, Manchester, M9 5GF
7 Blencarn Walk, Manchester, M9 5GF
5 Blencarn Walk, Manchester, M9 5GF
3 Blencarn Walk, Manchester, M9 5GF
9 Thornaby Walk, Manchester, M9 5GE
7 Thornaby Walk, Manchester, M9 5GE
2 Chevington Drive, Manchester, M9 5GW
3 Thornaby Walk, Manchester, M9 5GE
1 Thornaby Walk, Manchester, M9 5GE
76 Lathbury Road, Manchester, M9 5GN
74 Lathbury Road, Manchester, M9 5GN
72 Lathbury Road, Manchester, M9 5GN
70 Lathbury Road, Manchester, M9 5GN
68 Lathbury Road, Manchester, M9 5GN
66 Lathbury Road, Manchester, M9 5GN
64 Lathbury Road, Manchester, M9 5GN
62 Lathbury Road, Manchester, M9 5GN
60 Lathbury Road, Manchester, M9 5GN
58 Lathbury Road, Manchester, M9 5GN
56 Lathbury Road, Manchester, M9 5GN
54 Lathbury Road, Manchester, M9 5GN
52 Lathbury Road, Manchester, M9 5GN
50 Lathbury Road, Manchester, M9 5GN

48 Lathbury Road, Manchester, M9 5GN
46 Lathbury Road, Manchester, M9 5GN
44 Lathbury Road, Manchester, M9 5GN
42 Lathbury Road, Manchester, M9 5GN
APARTMENT 72,, 15,DYCHE STREET, Manchester, M4 4DS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 3 (high risk) -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA