

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142976/JO/2025

Date registered valid: 17 July 2025

Proposal: Variation of condition 2 (specified plans) attached to planning approval reference 094690/FO/2010/N1 to allow design changes relating to building layout and specification including: removal of external front escape stairway and replacement with a two-storey enclosed staircase, and amendments to the design of the rear extension

Address: 60 Victoria Avenue East, Manchester, Blackley, M9 0RD

Ward(s):

Applicant: Mr N Lowrey Vestacare uk Ltd

Agent (if any): Mr Andrew Chapman Synergy Design Concepts Ltd

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **1st September 2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 August 2025 Expired: 29 August 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/area

This application relates to a site located at 60 Victoria Avenue East that is in the Blackley area of North Manchester. The site was formerly occupied by a single storey detached bungalow. The area surrounding the application site is predominantly residential in nature with residential dwellings to all boundaries of the application site. To the north of the site is Victoria Avenue East which is a main arterial route. On the other side of Victoria Avenue East are further dwellinghouses.

Planning history

094690/FO/2010/N1- Erection of part single, part two storey building (with additional accommodation in roof space) to provide a day care centre and residential respite accommodation, with associated landscaping, car parking and boundary treatment, following demolition of the existing buildings on the site.

60 Victoria Avenue East, Blackley

Approved subject to conditions 08.08.2011

CDN/17/0480 - Discharge of condition 3 (environmental standards) relating to planning permission 094690/FO/2010/N1
Refused 26.09.2017

CDN/17/0603- Discharge of condition 3 (environmental standards - compliance element) relating to planning permission 094690/FO/2010/N1.
Approved 28.09.2017

CDN/19/0201- Discharge of conditions 4 (boundary treatment), 5 (car parking), 6 (ground conditions), 7 (landscaping), 8 (materials), 9 (Travel plan), 10 (SBD), 11 (wheel wash), 12 (acoustic insulation), 13 (external equipment), 14 (servicing), 15 (waste management), 16 (further bat survey), 17 (demolition by hand), 18 (new roosting opportunities) and 20 (site levels) attached to planning permission referenced 094690/FO/2010/N1.

Split decision – Refused condition nos. 4 (boundary treatment), 7 (landscaping), 10 (SBD), 11 (wheel wash), 16 (further bat survey), 17 (demolition by hand), 18 (new roosting opportunities) and 20 (site levels)

Approved – condition nos. 5 (car parking), 6 (ground conditions), 8 (materials), 9 (Travel plan), 12 (acoustic insulation), 13 (external equipment), 14 (servicing), 15 (waste management)
08.11.2019

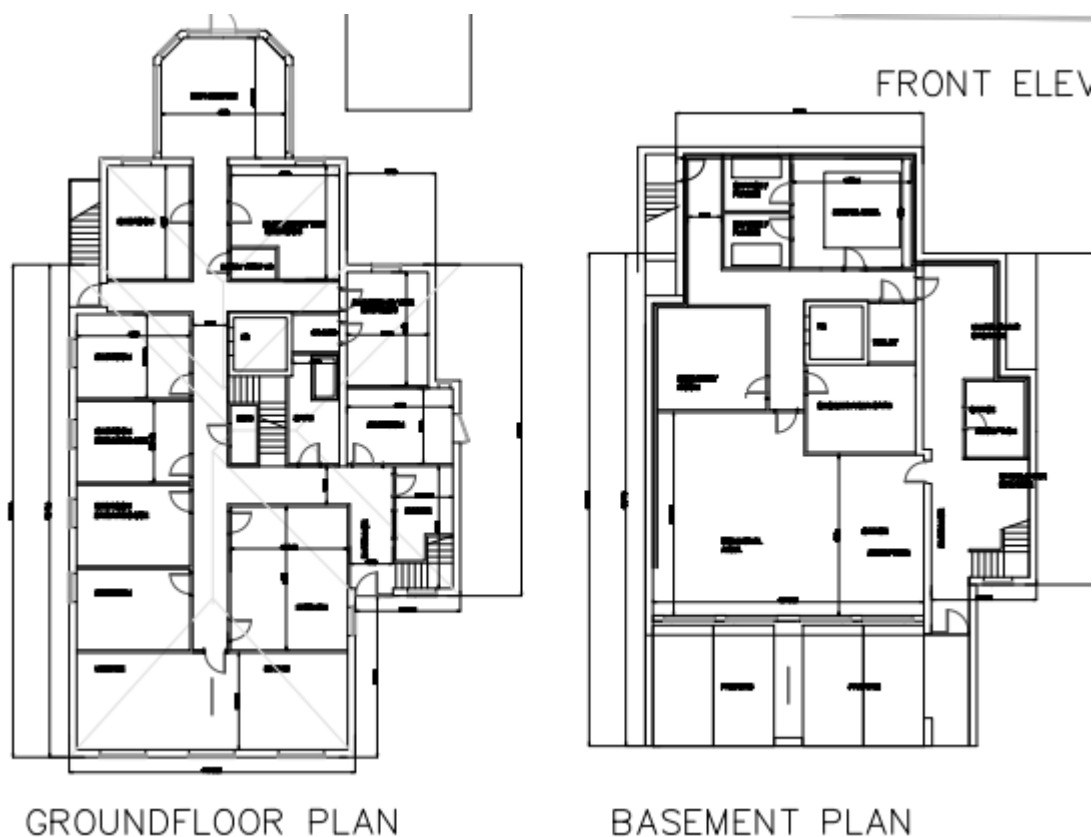
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Previously approved development

Planning permission was granted for the erection of a part single, part two storey building (with additional accommodation in the roof space) to provide a day care centre and residential respite accommodation, following demolition of the bungalow on the site. The development included associated landscaping, car parking and boundary treatment. There is a substantial change in levels between the front and back of the site, meaning that the basement area would be accessed from street level at the front of the property, but would not be visible from the rear. Only the ground level (and roof level) would be visible from the rear of the site. In order to achieve the access into the basement, the front garden was to be levelled, which necessitated some work to the side boundaries with adjacent properties, with the insertion of some retaining walls/structures and associated boundary treatment.



Previously approved floorplans



FRONT ELEVATION

Previously approved front elevation

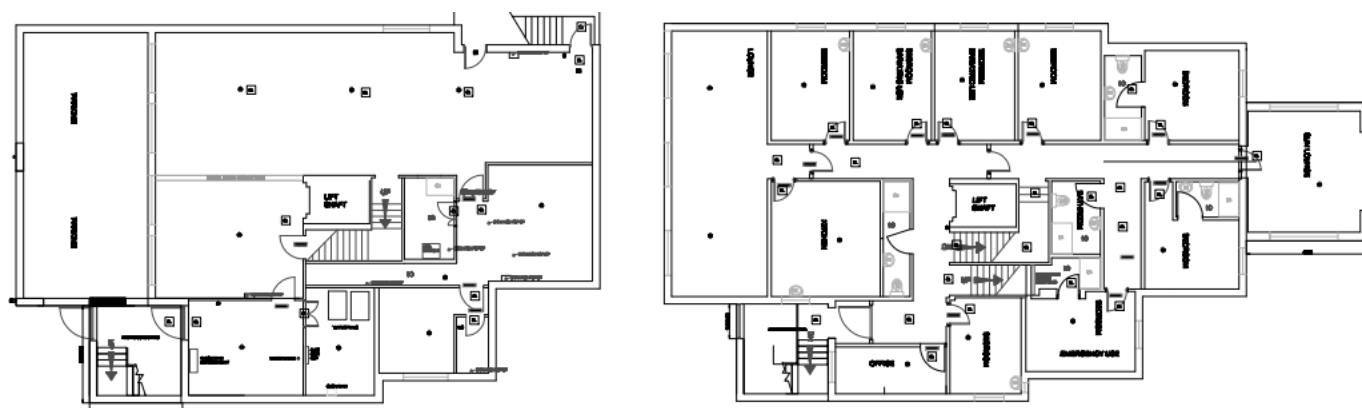
The client group for the proposed day care centre was to be for adults (aged 18-65) with learning difficulties. The day centre part of the proposal would be open from 7am to 6pm Monday to Friday only and would be able to accommodate 10 service users. The respite facility within the proposed building would be open 24 hours a day, seven days a week, and would care for 8 service users for a period from between 1 week to 1 month. The new day care centre/respite facility was proposed to offer 8 no. full time jobs and 6 no. part time jobs. The day centre would assist clients with activities associated with daily living such as personal care, bathing and eating. It would also have a hydrotherapy pool, a sensory room, and educational and recreational facilities. In terms of access, the building would be constructed so as to ensure easy access for wheelchair users and people with mobility limitations. A lift would also be present within the building.

4 no. car parking spaces were proposed within the development, which would be accessed from the front of the site. A new area of hardstanding was proposed to the front of the new building (replacing the existing sloping grassed area) to facilitate the vehicle access; the hardstanding was to be fitted with drainage channels. The front boundary hedge was proposed to be replaced with a new low boundary wall with railings above, however a new hedge was to be negotiated to provide the new building with a softer landscaped setting, and to screen the basement car parking spaces. New landscaping was also proposed around the remainder of the site, but the final details of which were subject to a condition. There was an existing lawned area to the rear, part of which was to be retained as part of the proposed scheme. The rear garden area was to be modified with additional hard and soft landscaping.

Description of development

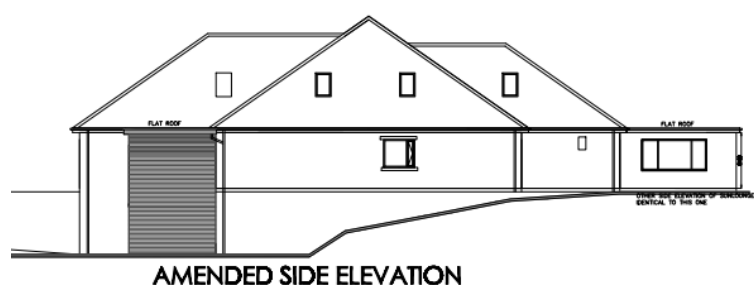
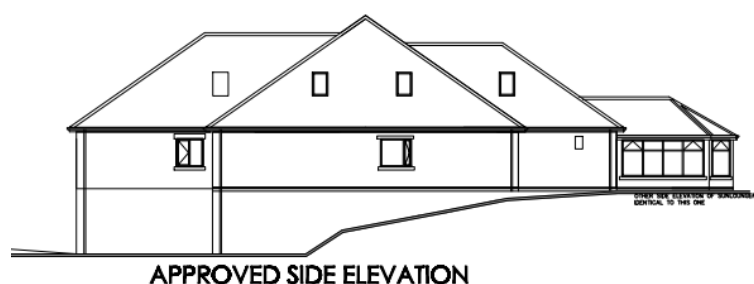
Consent is sought for the variation of condition 2 (specified plans) attached to planning approval reference 094690/FO/2010/N1 to allow design changes relating to building layout, including the removal of external front escape stairway and replacement with a two-storey enclosed staircase, and amendments to the design of the rear conservatory element of the previously approved scheme.

Work has commenced on the development, but the development is not fully completed or occupied at the time of the site visit on 22.08.2025.



The two-storey extension to accommodate the internal staircase would be sited on the front elevation of the proposed development, but set back from the front façade by circa 2.05m. The proposed extension would be 3.85m in width, 3.7m in depth, and 4.78m in height

Consent is also sought to retain the single storey sun lounge to the rear of the building in place of the previously approved hipped roofed conservatory.





In situ sun lounge structure.

Consultations & Notification Responses

Local residents – No comments received.

Policy Legislative and Policy Context

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

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 significant weight in the planning balance. The following policies are relevant:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment

National Planning Policy Framework (NPPF) (December 2024)

It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a

high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment. The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

Section 5 'Delivering a sufficient supply of new homes'

Section 8 'Promoting Healthy and Safe Communities'

Section 9 'Promoting Sustainable Transport'

Section 11 'Making effective use of land'

Section 12 'Achieving Well Designed Places'

Section 14 'Meeting the challenge of climate change, flooding and coastal change'

Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Planning Practice Guidance (PPG)

The relevant sections of the PPG are as follows:

Noise

This section states that Local Planning Authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design

This section states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from

Health and Well Being

This section states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote

active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation); Travel Plans, Transport Assessments in Decision Taking

This section states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

Relevant Local Policies

The Development Plan consists of: - The Manchester Core Strategy (2012); and - Saved policies of the Unitary Development Plan for the City of Manchester (1995)

Manchester Core Strategy

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved and accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF). Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF also refers to this requirement. The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principles'

Policy T1 'Sustainable Transport'

Policy T2 'Accessible areas of opportunity and needs'

Policy EN1 'Design principles and strategic character areas'

Policy EN 8- 'Adaptation to Climate Change'

Policy EN14 'Flood Risk'

Policy EN15 'Biodiversity and Geological Conservation'

Policy EN16 'Air Quality'

Policy EN18 'Contaminated Land'

Policy EN19 'Waste'

Policy DM1 'Development Management'

Saved UDP Policies

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city and will consider the effect of new development proposals that are likely to be generators of noise. Conditions will be used to control the impacts of developments.

Saved UDP policy DC2 relates to 'Resthomes and Nursing Homes'.

Policy DC2.1 states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to, amongst other things, the effect of the proposals on visual amenity, the availability of adequate, safe and convenient arrangements for car parking and servicing, and the desirability of avoiding an over-concentration of special needs housing in any one area of the City.

Policy DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of certain objectives, such as ensuring an even spread of special needs accommodation within local areas and across the City as a whole, encouraging a wide diversity of social groups to live within all parts of the City, avoiding creating disproportionate stress on local services such as health and education, and avoiding additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services. Policy DC2b.1 states that the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs. The Council will only grant planning permission for special needs housing proposals where it can be demonstrated that they would not have an adverse impact on the character of the street or the locality in respect of, amongst other things, additional car parking space involving the loss of mature trees and landscaping and the design of vehicular cross-overs to parking spaces. Policy DC2.2 states that there will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

Policies DC2 above are essentially concerned with protecting residential amenity and avoiding an over-concentration of special needs housing in order to promote the delivery of mixed, balanced and sustainable communities. Assessment of the development and this policy was considered as part of the earlier planning approval.

Other material policy considerations Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester. In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.

These documents reflect and provide guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

The revisions to the previously approved scheme are considered to be acceptable as it would have a satisfactory appearance, incorporate appropriate materials, and would not be overbearing in relation to surrounding buildings.

Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020)

In November 2018 Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are well documented and work towards the city becoming zero carbon by 2038, significantly accelerated from the original target of 2050. A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets Manchester City Council Item No.7 Planning and Highways Committee 27 July 2023 over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors. On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. In

March 2020 the Executive adopted the Manchester Climate Change Framework 2020-2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport.

Special Needs and Supported Housing Supplementary Planning Guidance- Adopted 8 April 1998

The general aim of the guidance is to set out the City Council's adopted policy in relation to special needs accommodation and identify where such accommodation should be located. In order for the City to be sustainable in economic and social terms, the Council will seek to avoid an over-concentration of such provision in any one area. The Council welcomes the development of appropriately designed accommodation that enables people with special needs to maintain an independent lifestyle. However, as stated above, the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas and will seek to assist in achieving the corporate objective of ensuring that the various communities that make up the City remain, or become, more sustainable in economic and social terms. The Council recognises that the social and economic balance of a community is achieved by avoiding an over concentration of special needs housing provision in any one area.

The SPG identifies 'Areas of constraint' in order to pinpoint where special needs accommodation should and should not be located. This is based on looking at the current level of provision of special needs and supported housing in different areas of the city and the social and economic circumstances of the resident population. The SPG states that the site is within a category D area. Schemes in category D areas are most likely to be supported as these areas have low provision of supported housing accommodation and low unsustainability within the population. As stated above, the City Council's Supporting Housing department support the proposal.

Issues

Principle

The principle of use was fully assessed as part of the previously approved scheme. No changes are proposed in relation to the use, or staffing of the proposed building

Visual amenity

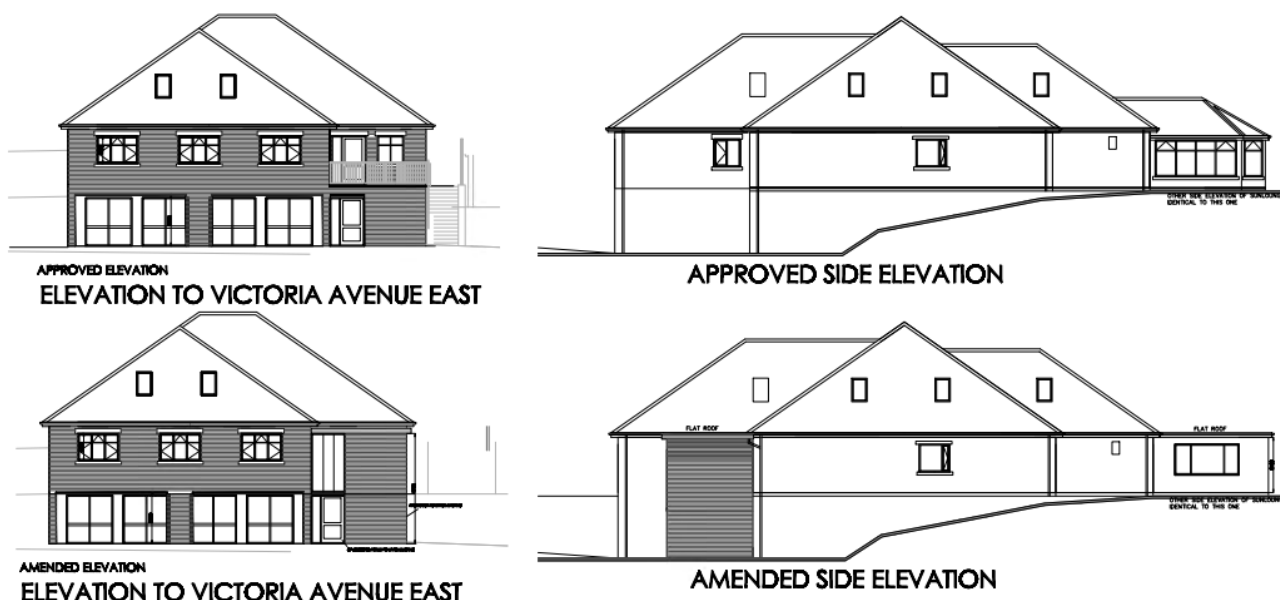
The proposed development would incorporate a two-storey extension to the front elevation of the property to accommodate an internal staircase. This however would be set back from the main section of the front façade. It is understood that the previously approved external 'open' front escape stairway to the front elevation has been deemed to be unsuitable, given the vulnerability of the individuals who will be using the building and its practicality during winter conditions.

The front building line of properties on this section of Victoria Avenue East is varied. Whilst a flat roof to a two-storey structure in the location proposed would generally be resisted, given the context of the 'as built' element of the proposed development, it is considered that a pitched roof would introduce a bulky element, which would not be well related to the 'as built' roof. On balance, it is considered the proposed extension, by virtue of the set back from the front elevation, the design of the structure, and the scale is acceptable in this location

The changes at the rear of the building are related to the retention of a single storey flat roofed element of the property, which would be used as a sun lounge, in place of the previously approved hipped roofed conservatory. Due to significant levels changes across this site, the rear of the property is elevated. Whilst the floor space within the proposed sunlounge would be

slightly larger due to the square nature of the structure, the rearwards projection would be circa 12cms less depth, and the flat roof arrangement would reduce any potential impacts from massing to the neighbouring occupiers.

On balance, it is considered that the proposed development is acceptable as it would not unduly affect visual amenity within the area.



Residential amenity

Whilst the proposed extension would be set back by circa 2.05m from the front façade, the enclosed staircase would lie circa 1.5m forward of the front of no.58 Victoria Avenue East. In view that no.58 Victoria Avenue East is off set from the side boundary by circa 3.7m, the proposed extension would not project beyond the side gable of the recently built property and the proposed enclosed staircase would lie to the north of the property, it is considered that any impact from massing, and potential for overshadowing would not be so significant as to warrant the refusal of consent. In addition, no windows would be located within the proposed side elevation of the two-storey extension, and as such there would be no impacts associated with loss of privacy or overlooking.

The retention of a single storey flat roofed element of the property in place of the previously approved hipped roofed conservatory is noted. The sunlounge is broadly similar in terms of floorspace and location as the previously approved conservatory, but would be comprised of cladding and glazed, rather than the glazed conservatory design. This element of the scheme would be sited at effectively first floor level due to the significant changes in levels at the site, as per the previously approved conservatory. The combination of the flat roof arrangement, and the rear garden being enclosed, by conifer planting to the perimeter, (which provides partial screening to dwellings to the rear) means that the proposed changes would not increase any potential for overlooking and loss of privacy, when compared to the previously approved scheme.



Furthermore, there would still be an acceptable amount of private amenity space provided for the users/residents of the day care centre/respite facility. This area would be suitably landscaped to provide an acceptable development. This was covered by a condition attach to the previous consent, which has yet to be discharged and is therefore proposed to be attached to any approval.

Traffic impact

No changes are proposed to this aspect of the previously approved scheme.

Security

The enclosure of the escape staircase would improve security in relation to access to the property.

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 assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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

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

The A4 site location plan

Drawings 0.01 and 0.03, both stamped as received by the Local Planning Authority on 24 February 2011

As amended by

Location plan ref: 0.17

Proposed floor plans and elevations plan ref: 0.16

Fire risk Assessment plan ref: 0.15 received 25th 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 details in the Cover letter from Emery Planning dated 1st August 2017; Energy Statement by Bridgewater Energy Ltd dated 26th July 2017; and Emails from Emery Planning dated 27th September 2017 (ref: CDN/27/0603).

A post construction review certificate/statement shall be submitted to and approved in writing by the City Council as local planning authority before the building hereby approved is first occupied.

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

3. Notwithstanding the details shown on the approved drawings, within 3 months of the date of this permission no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

4. The development shall be implemented in accordance with details shown on plan ref: 190007 stamped and received by the City Council as local planning authority on 11 March 2019. (CDN/19/0201 approved 08.11.2019).

The car parking spaces shall then be available at all times whilst the site is 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).

5. a) The development shall be undertaken in accordance with the Phase 1 desk study reference CL-602-CL1678-01 dated July 2010 stamped and received by the City Council as local planning authority on 11 July 2019, and the content of the letter LKC Reference: CL1678-02 stamped and received by the City Council as local planning authority on 11 March 2019. (CDN/19/0201 approved 08.11.2019).

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

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised

Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

6. Within 3 months of the date of this permission a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. 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 Manchester Core Strategy (2012).

7. The development shall be implemented using :

- Marley Edgemere Tile

- Raeburn 65mm sandy red multi wire cut brick

- REHAU TOTAL70 Window and Door system

(CDN/19/0201 approved 08.11.2019)

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).

8. The development shall be implemented in accordance with the contents of the Travel Plan prepared by azh consultancy, project no: T1901089 dated 28th February 2019. (CDN/19/0201 approved 08.11.2019)

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. Within 3 months of the date of this permission 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. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

10. The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and

approved in writing by the City Council as local planning authority prior to any works commencing on site.

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).

11. The development shall be implemented in accordance with the Environmental Noise Survey prepared by AB Acoustics dated February 2019 stamped and received by the City Council as local planning authority on 11 March 2019, before any of the dwelling units are occupied. (CDN/19/0201 approved 08.11.2019).

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 Manchester Core Strategy (2012), and saved UDP policy DC26.

12. The development shall be implemented in accordance with the Environmental Noise Survey prepared by AB Acoustics dated February 2019 stamped and received by the City Council as local planning authority on 11 March 2019 in respect of any externally mounted ancillary equipment, before first occupation of the building. (CDN/19/0201 approved 08.11.2019).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

13. Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Mondays to Saturdays

No deliveries/waste collections or servicing on Sundays/Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

14. The development shall be implemented in accordance with the Waste storage and disposal scheme - RevA stamped and received by the City Council as local planning authority on 11 March 2019 and shall remain in situ whilst the use or development is in operation. (CDN/19/0201 approved 08.11.2019).

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

15. Immediately prior to the demolition of the building or felling of any trees on the site, a further bat survey shall be undertaken to determine if bats are present in the building/within any trees at that time. The results shall then be submitted to and approved by the City Council as Local Planning Authority before the demolition/felling takes place.

Reason - To ensure the protection of habitat of species that are protected under the Habitats Regulations 1994, and pursuant to policy EN15 of the Manchester Core Strategy (2012).

16. During the demolition of the building, any roof or ridge tiles must be removed by hand under the supervision of a licensed bat consultant, the identity of whom shall be submitted to and

approved in writing by the City Council as Local Planning Authority before development commences.

Reason - To ensure the protection of habitat of species that are protected under the Habitats Regulations 1994, and pursuant to policy EN15 of the Manchester Core Strategy (2012).

17. Prior to the commencement of any works on site, a scheme for the provision of new roosting opportunities (for example installing bat boxes within the walls of the new building and in surrounding trees) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be implemented in accordance with the approved details and retained at all times thereafter.

Reason - To ensure the protection of habitat of species that are protected under the Habitats Regulations 1994, and pursuant to policy EN15 of the Manchester Core Strategy (2012).

18. No vegetation clearance or demolition of buildings shall take place in the bird-breeding season (March to July) inclusive.

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

19. Before development commences, full details of the levelling works to be undertaken at the site within the front garden area to allow access into the new basement shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details that need to be submitted shall include a series of existing and proposed cross-sections through the area and details/locations of any retaining walls/structures proposed at the side boundaries with adjacent properties. The development shall then be implemented in accordance with the approved details.

Reason - To ensure an acceptable development, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

58 Victoria Avenue East, Manchester, M9 6HB
63 Victoria Avenue East, Manchester, M9 6HP
61 Victoria Avenue East, Manchester, M9 6HP
59 Victoria Avenue East, Manchester, M9 6HP
62 Victoria Avenue East, Manchester, M9 6HB
24 Amesbury Road, Manchester, M9 6JJ
57 Victoria Avenue East, Manchester, M9 6HP
53 Victoria Avenue East, Manchester, M9 6HP
66 Victoria Avenue East, Manchester, M9 6HB
64 Victoria Avenue East, Manchester, M9 6HB
1A Kingston Grove, Manchester, M9 6HD
13 Naseby Avenue, Manchester, M9 6JY
11 Naseby Avenue, Manchester, M9 6JY
9 Naseby Avenue, Manchester, M9 6JY
26 Amesbury Road, Manchester, M9 6JJ
22 Amesbury Road, Manchester, M9 6JJ
20 Amesbury Road, Manchester, M9 6JJ
55 Victoria Avenue East, Manchester, M9 6HP
18 Amesbury Road, Manchester, M9 6JJ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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