MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142732/JO/2025
Date registered valid:	16 April 2025
Proposal:	Variation of condition 11 (Affordable Housing Statement) attached to planning permission referenced 142009/JO/2025 to allow the changes to tenure of plots 20 and 146
Address:	Land Off Edge Lane, Manchester,
Ward(s):	Clayton & Openshaw Ward
Applicant:	Miss Hannah Thorpe, Lovell Partnership Ltd
Agent (if any):	Miss Hannah Thorpe, Lovell Partnership Ltd
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	02 June 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Standard consultations:
Printed: 1 May 2025 Expired: 23 May 2025

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 6 May 2025 Expired: 28 May 2025

Press advert
Published: 6 May 2025 Expired: 20 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
Planning permission 126674/FO/2020 for the erection of 168 two and three storey dwellinghouses and 48 apartments within 3 x three storey buildings to form 216 dwellings in total with associated car parking, boundary treatment, landscaping and other associated works is being implemented at the site and is nearing completion.

Planning history
126674/FO/2020 - Erection of 168 two and three storey dwellinghouses and 48 apartments within 3 x three storey buildings to form 216 dwellings in total with associated car parking, boundary treatment, landscaping and other associated works.
Land at Edge Lane
Approved 21.10.2020.

CDN/21/0360 -Discharge of condition 12 (Affordable Housing Statement) associated with planning permission 126674/FO/2020.
Approved 30.07.2021

131305/NMC/2021- Non material amendment to planning permission 126674/FO/2020 to reposition apartment block 1 (plots 1-18) and dwelling plots 19, 20 and 22.
Land at Edge Lane
Approved 27.08.2021.

134051/NMC/2022 - Non material amendment to planning permission 126674/FO/2020 to repositing of windows and dormers to house type 102.
Land at Edge Lane
Approved 21.06.2022.

134944/NMC/2022 - Non material amendment to planning permission ref: 126674/FO/2020 to facilitate changes to condition 21 (Crime Impact Statement) relating to the arrangements for the submission of Secured By Design accreditation.
Land at Edge Lane
Approved 11.10.2022.

142009/JO/2025 - Variation of Condition 2 (specified plans) attached to planning permission 126674/FO/2020 to allow updated ground levels and increase in height to apartment block 1 with associated stair and ramp access.
Land at Edge Lane
Approved 28.04.2025

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
To the north and east the site is bounded by Edge Lane and Fairfield Road; to the south is the boundary wall and car parking area associated with Openshaw District Centre. To the west are residential properties along Wheler Street. Edge Lane forms the northern and eastern boundary of the site, and this highway is wholly within the Tameside Metropolitan Borough Council administrative area. On the northern side of Edge Lane are residential terraced properties with associated on-street car parking. There are a number of other uses within the vicinity of the application site, including a vacant derelict public house on Edge Lane, a MOT testing and repair garage, the Sporting Edge Sport Centre and two storey residential properties on Fairfield Road erected as part of the Toxteth Street neighbourhood regeneration scheme.

Description of development
Consent is sought to vary condition 11 (Affordable Housing Statement) attached to planning permission referenced 142009/JO/2025 to allow the changes to tenure of plots 20 and 146. Plot no.20 was an affordable rented dwelling, and would now be a rent to buy property, and plot no.146 was a rent to buy house and would now be an affordable rented dwelling.

Consultations & Notification Responses
A press notice was published on 6th May 2025, and notices were also posted on site on 6th May 2025.

Policy

Places for Everyone
The plan was approved on 21st March 2024. The Plan and its policies are 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. Paragraph 1.43 states that the plan has adopted a 'brownfield preference' through its policies. Policy JP-S1 relating to sustainable development reflects this, stating that 'preference will be given to using previously developed land and vacant buildings to meet development needs'. Paragraph 1.52 highlight's that the Places for Everyone plan supports Greater Manchester's drive to be carbon neutral by 2038. To meet this carbon commitment, Policy JP-S2 encourages the delivery of nature-based solutions and biodiversity net gain.

Policy JP-S4: Flood Risk and the Water Environment supports an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by (amongst others) expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible and designing suitable sustainable drainage systems.

Policy JP-S6: Resource Efficiency supports measures to achieve promotion of overall reduction in level of waste produced include, using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

Policy JP -H1 relates to the Scale, Distribution and Phasing of New Housing Development, and states that the new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of key assets

Manchester Core Strategy (2012)
Relevant policies SP1, EC1, EC2, H1, H4, H8, EN1, EN4, EN5, EN6, EN9, EN14, EN15, EN18, EN19, T1, T2 and DM1

Unitary Development Plan for the City of Manchester (1995)
Relevant saved policies are DC7 and DC26.
Saved policy DC7 advises that the Council will negotiate with developers to ensure new housing is available at ground floor level to people with a disability. All new developments containing family homes will be expected to be designed so as to include safe areas within which children can play.

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.

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.

Manchester Residential Quality Guidance (2016)
This is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhood and a place for everyone to live. The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:
Make it Manchester;
Make it bring people together;
Make it animate street and spaces;
Make it easy to get around;

Make it work with the landscape;
Make it practical; Make it future proof;
Make it a home; and
Make it happen.

Providing for Housing Choice – Supplementary Planning Document and Planning Guidance (2008)

This document sets out in detail the Council's Affordable Housing Strategy and sets out the rationale for the target proportion of affordable housing and tenure mix. Residential Growth Strategy (2015-2025) The Strategy aims to ensure that there is the right quality, mix and type of housing in the right locations to meet demand and changing demographics, develop neighbourhoods of choice and improve equality amongst the City's residents in terms of housing choice, quality and affordability in order to develop strong communities.

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 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.

East Manchester Strategic Regeneration Framework (SRF)

The East Manchester Strategic Regeneration Framework 2008-2018 sets out as a core strand the need to provide higher quality family housing and that an increase in the amount of family housing available for growing families will help to retain and attract working households to East Manchester. The SRF specifically seeks the provision of three or more bedroomed semi-detached or detached houses with private garden space and street related front door access.

The SRF identifies the application site within a Housing Opportunity Area.

The SRF acknowledges that house prices have increased considerably in the past seven years, a consequence of a limited supply and increasing demand from new households. This trend has affected East Manchester and there are increasing numbers of people unable to afford home ownership. The SRF indicates a need to develop a wider choice for local residents, and to support new mechanisms that help people to gain a stake in the housing market. This could include supported home ownership; equity share and other models that are tailored to the needs of the individual.

It is considered that the current proposal accords with the SRF and the intentions its sets out for this part of Openshaw.

National Planning Policy Framework (NPPF)

Relevant chapters are chapter 5 'Delivering a sufficient supply of new homes', Chapter 8 'Promoting Healthy and Safe Communities', chapter 11 'Making effective use of land', chapter 12 'Achieving Well Designed Places', and chapter 14 'Meeting the challenge of climate change, flooding and coastal change.

Planning Practice Guidance (PPG)
The relevant section of the PPG is Wellbeing.

Issues

Principle
The principle of residential development has been established in 2020 in connection with the earlier consent ref: 126674.

Affordable Housing
Planning consent ref: 126674 was subject to a condition to deliver affordable housing. In conjunction with the discharge of the affordable housing condition, the development was to deliver 216 dwellings all of which were to be affordable housing comprising of: • 8% Social Rent; • 24% Affordable Rent; • 44% Shared Ownership; and • 24% Rent to Buy.
As part of the discharge of the condition, Plot no.20 was an affordable rented dwelling, and plot no.146 was a rent to buy house. The tenure of the two plots is proposed to be transposed with plot 20 now being a rent to buy dwelling, and Plot 146 an affordable rented dwelling. The changes sought are considered to be acceptable, as the number and mix of affordable dwellings on the site would be maintained.

Layout
No changes are sought in relation to the approved site layout and the siting of buildings.

Vehicular Access
No changes are sought in relation to the approved vehicular access arrangements.

Scale and Appearance
No changes are sought in relation to the approved amendments in connection with 142009/JO/2025 and the updated ground levels and increase in height to apartment block 1 with associated stair and ramped access.

Landscaping
Part a of the landscaping condition which required the submission of a detailed landscaping scheme has been discharged, and no changes to the approved scheme have been sought as part of this application.

Ground conditions
It has been advised that part of the changes to the resultant ground levels are related to the retention of contaminated land with an appropriate clean cover layer above. A condition requiring the submission of verification reports was attached to the previous approval and has been discharged in relation to plot nos. 19-30, 88-102, 110-119, 148-159, 190-193, 213-216 at this time.

Flood risk
The area is not at high risk of flooding being located in flood risk zone 1. A condition was applied to the scheme to design and management the drainage system at the site, and a further condition related to driveway drainage. No changes are proposed in relation to this aspect of the development.

Disabled Access
No changes are sought in relation to the approved arrangements.

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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding tenure of the affordable housing at the site . The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

   Drawings

   6199.02 Rev A, 6199.01 Rev A, 0723-EA-A-G01, 2860-SP01, P005, P006, P01, P010, P011, P012, P013, P015, P016, P020, P021, P022, P025, P026, P027, P030, P031, P032, P033 stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020.

   P040 stamped as received by the City Council, as Local Planning Authority, on the 15 April 2020

P018 REV A, P023A and P028A stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020

0723-EA-A-P050, 0723-EA-A-P051, 0723-EA-A-P052 REV A, 0723-EA-A-P053 REV A, 0723- EA-A-P054, 0723-EA-A-P055, 0723-EA-A-P056, P002 REV C, P003 REV C, P004 REV C and P014 REV A stamped as received by the City Council, as Local Planning Authority, on the 5 August 2020

Supporting information

Note from Dan Mitchell Barton Wilmore dated 5 June 2020
Tree survey, flood risk assessment, phase 1 geo environmental study, biodiversity survey, Design and access statement, affordable housing statement, bat roost report, Crime Impact Statement (Version A) and planning statement stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020

Energy statement, highway note, noise impact statement, sustainability statement stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020

INTERPRETATIVE REPORT REV 1 FINAL - JULY stamped as received by the City Council, as Local Planning Authority, on the 27 August 2020

AS AMENDED BY :
Letter from ELLUC Project Ltd dated 12th December 2024
Site layout plan ref: 0723-EA-A-C003-Z
Apartment Block 1- Ground Floor Plan ref: 0723 C701 L (related to the incorporation of stairs to the access from Fairfield Road)
Apartment Block 1 – Elevation sheet 1 Plan ref: 0723 C705 E
Apartment Block 1 – Elevation sheet 2 Plan ref: 0723 C706 B
Received 28th January 2025.

Location plan ref: 0723-EA-A-P001 received 20th February 2025

AS AMENDED BY :
Affordable housing statement received 15th May 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) No demolition works or 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. Any method statement shall then be implemented for the duration of the demolition works.

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

3) a) The development shall be implemented in accordance with Local Labour Proposal Form stamped as received by the City Council, as Local Planning Authority, on the 26 May 2021.

(b) The development has achieved the outcomes as set out in
- Local Labour Proposal form- Construction Phase
- Local Labour Construction - Reporting Form Yr 1
- Local Labour Construction - Reporting Form Yr 2
- Local Labour Construction - Reporting Form Yr 3

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

4) The drainage arrangements shall be implemented in accordance with :
- ELL-19045-YH-B-120-C- Private Drainage Layout-120, ELL-19045-YH-B-121-B- Private Drainage Layout-120, ELL-19045-YH-B-122-C- Private Drainage Layout-120, ELL-19045-YH-B-123-B- Private Drainage Layout-120, ELL-19045-YH-B-124- Private Drainage Layout Sheet 5 of 5, ELL-19045-YH-B-150-D- Sub catchment Plan-150, ELL-19045-YH-B-175 -B- Flood Routing Plan-175, ELL-19045-YH-B-180 -C- Section 104 Plan - louis temp-180, ELL-19045-YH-B-320-B Hydrobrake Details-321, ELL-19045-YH-B-321-B Hydrobrake Details-321, ELL-19045-YH-B380-B-Cellular Storage Tank Detail-380, Net 1 Foul, Net 1-30, Net 2 Foul and Net 2-30 stamped as received by the City Council, as Local Planning Authority, on the 26 May 2021

- ELL-19045-YH-B-320, ELL-19045-YH-B-321 and ELL-19045-YH-B-155 stamped as received by the City Council, as Local Planning Authority on the 23 July 2021

- Drainage calculations stamped as received by the City Council, as Local Planning Authority on the 29 July 2021

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

5) (a) The development shall be carried out in accordance with the phase I Geo-Environmental Desk Study for Edge Lane, Openshaw. Report Reference Sh12240 RPT-003. Produced by Wardell Armstrong for Chilton Estates Ltd. [October 2019] and Ground Investigation Report for Edge Lane, Openshaw. Report Reference: 19YHG001/GI. Produced by Betts Geo Environmental Ltd for Your Housing Group. [March 2020] stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020 and 27 August 2020, Remediation Strategy. Edge Lane, Openshaw. Prepared by Betts Geo Consulting Engineers. Report Reference: 19YHG001/RS. Revision B. [August 2020] and Email from Marc Fawcett dated 19 October 2020.

(b) When development commences, it 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 prior to the first occupation of the development. 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.

c) Verification reporting has been accepted and agreed for plot nos. 19-30, 88-102, 110-119, 148-159, 190-193, 213-216.

Reason - The ground conditions at the site shall be appropriately dealt with an prevent impact on the below ground water. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) If, during the works, contamination or conditions not previously identified as part of the agreed documents within condition 5 are found to be present at the site (or in the monitored vicinity) then no further operations shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by part (b) of condition

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

7) The development shall be implemented in accordance with the contents of :

- Piling Impact on Groundwater, for Edge Lane, Openshaw, produced by Betts Geo for Your Housing Group report no: 21LPL083/JS/L1, dated: 6th April 2022 stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022

- Remediation Strategy, for Edge Lane, Openshaw, produced by Betts Geo for Your Housing Group, report no: 19YHG001/RS, dated: May 2020 stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022.

Reason - To ensure that the proposed Piling does not harm groundwater resources in line with policy EN17 and EN18 of the Manchester Core Strategy (2012).

8) The development shall be implemented in accordance with Construction and Environmental Plan stamped as received by the City Council, as Local Planning Authority, on the 26 May 2021.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The development shall be implemented in accordance with:
- Drawing P004 REV F stamped as received by the City Council, as Local Planning Authority, on the 30 November 2021
- Email from Michael Mercer dated 4 January 2021 detailing the following:
- Red - Main brick Calderston Claret (top), contrast brick Alderley Burgundy (bottom)
- Buffs - Main brick Dilston blend (no contrast brick)
- Darks - Main brick Moria (top), contrast brick Sterling Grey
- Stone surround - Marley Modern roof tile
- The material panel inspected on site 13 January.
- Email from Michael Mercer dated 20 January 2021 confirming the brick reveals: apartments 185 mm and dwellinghouses 75 mm.

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 Manchester Core Strategy (July 2012).

10) The window reveals and soffits for the development shall be carried out in accordance with drawings 0723-EA-A-P050, 0723-EA-A-P051, 0723-EA-A-P052 REV A, 0723-EA-A-P053 REV A, 0723-EA-A-P054, 0723-EA-A-P055, 0723-EA-A-P056, P002 REV C, P003 REV C, P004 REV C and P014 REV A stamped as received by the City Council, as Local Planning Authority, on the 5 August 2020. For the avoidance of doubt the extent of the window reveals and detailing will be as follows:
- Minimum window reveal 175 mm (front elevations and elevations visible from the road);
- Brickwork to Soffits of all windows.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

11) The development shall be implemented in accordance with the contents of the Affordable Housing Statement received by the City Council, as Local Planning Authority, on the 15 May 2025 and thereafter retained in perpetuity.

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

12) The boundary treatment shall be carried out in accordance with drawing P003 REV C stamped as received by the City Council, as Local Planning Authority, on the 5 August 2020 and drawings P030, P031, P032, P033 stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020.

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site (or removed), other than that shown on the approved plans.

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

13) The development hereby approved shall be carried out in accordance with the energy statement stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020. For the avoidance of doubt the development shall achieve a minimum of 15.9 % reduction in carbon on Part L 2010 Building Regulations.

The development has been implemented in accordance with. the Part L Design note received by the City Council, as Local Planning Authority, on the 20 September 2022.

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

14) The drainage management arrangements shall be undertaken in accordance with Site Maintenance Plan (Drainage) rev. E report received on 21st March 2025 (supported by the

photographic evidence of the proposed tank and the flow control manhole submitted on 28th January 2025) and retained for as long as the development remains in use.

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 pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

15) (a) The development shall be implemented in accordance with drawings 6199.03 Rev A, 6199.02 Rev C, 6199.01 Rev C received by the City Council, as Local Planning Authority, on the 7 October 2022, prior to the first occupation of the development hereby approved.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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).

16) (a) The development shall be implemented in accordance with the Noise details received by the City Council, as Local Planning Authority, on the 20 September and 12 October 2022 before the first occupation of the development.

(b) The development has been implemented and achieved the acoustic insulation verification in the Acoustic design note (0132022_AC03) received by the City Council, as Local Planning Authority, on the 28 October 2022 conforming to the recommendations and requirements approved as part of part (a) of this planning condition.

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, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) The development shall be implemented in accordance with the contents of the Letter dated 25 October 2022 and Bin store details received by the City Council, as Local Planning Authority, on the 16 August 2022 in relation to waste management arrangements, prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

18) The development shall be implemented in accordance with Information received by the City Council, as Local Planning Authority, on the 15 and 25 November 2022 in relation to lighting, prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

20) The Edgefield Green, Edge Lane, Openshaw, Manchester development (plots 1-216) has achieved secure 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.

21) The development shall be implemented in accordance with the Cycle store details received by the City Council, as Local Planning Authority, on the 16 August 2022, prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

22) The development shall be implemented in accordance with the S278 details received by the City Council, as Local Planning Authority, on the 16 August 2022, prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

23) 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 premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is

suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

24) 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 re-enacting that Order with or without modification) the dwellings 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.

25) The development shall be implemented in accordance with Ecological enhancements plan stamped as received by the City Council, as Local Planning Authority, on the 15 February 2022 and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

26) Prior to the first occupation of the development, details and specification of fast charging (7kw) electric car charging points for each dwellinghouse and apartment car parking area shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

27) The driveways and car parking areas shall be implemented in accordance with Drainage details received by the City Council, as Local Planning Authority, on the 20 September 2022 and maintained in situ thereafter.

Reason - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy (2012).

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

modification) no garages, extensions, porches, roof alterations, outbuildings or creation of hardstanding to the front of properties shall be erected or installed 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.

29) 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 outlined in condition 3.

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

30) 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 Manchester Core Strategy (2012).

31) The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020.
In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified Travel Plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first occupation of the development, a Travel Plan for that phase which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further

development in the form of upward extensions to the buildings hereby approved shall be undertaken other than that expressly authorised by the granting of planning permission.

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

Appendix 1 – List of consultees & neighbours notified

Housing Monitoring Group

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA