MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 141731/JO/2024 |
| **Date registered valid:** | 12 December 2024 |
| **Proposal:** | Variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 7 (highway works), 8 (refuse), 9 (parking spaces), 14 (air quality), 15 (boundary treatment), 16 (landscaping), 19 (environmental standards) and removal of condition 20 (acoustic enclosures ASHPs) attached to planning permission referenced 137764/FO/2023 to allow design changes, including elevational alterations, footprint changes, relocation of bin stores, new access gates, highway revisions, changes to the energy provision and minor alterations to ASHP and EV locations, omission of acoustic enclosures and window and door canopies and landscaping variations. |
| **Address:** | Land Between Simister Street And Jonas Street, Princedom Street, Manchester, |
| **Ward(s):** | Harpurhey Ward |
| **Applicant:** | Mr Chris Fothergil, John Southworth |
| **Agent (if any):** | Mr Daniel Tomlinson, GWP Architecture |
| **Case officer:** | Katie Raw<br>Tel: 0161 234 4164<br>Email: katie.raw@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **21 May 2025** |

**Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Major Dwellings

**Date of site visit:** 7 January 2025

**Standard consultations:**
Printed: 2 January 2025 Expired: 23 January 2025

**Neighbour notifications**
Printed: 2 January 2025 Expired: 23 January 2025

**Site notice**
Posted: 7 January 2025 Expired: 28 January 2025

**Press advert**
Published: 7 January 2025 Expired: 21 January 2025

**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 Land Between Simister Street And Jonas Street within the north Manchester ward of Harpurhey. The site is split into two parcels of land. The northern parcel of land is rectangular in shape and is bounded by Sequoia Street to the north, Simister Street to the east, Princedom Street to the south and Jonas Street to the west. The southern part of the site is irregular in shape and is bounded by Princedom Street to the north, communal alleyways from Cicero Street to the east, the rear of properties/ gardens on Kingscliffe Street to the south and communal alleyways from Stanway Street to the west.

The site visit revealed works had begun on the site. Prior to construction, both parcels of land were characterised by grassland which are bounded by low knee rails. Both had a flat topography. Both parcels of land previously were developed as terraced housing.

**Description of area**

Both parcels of land are surrounded by residential low rise accommodation.

The northern parcel of land benefits from natural surveillance in the form of Victorian terraced properties on Simister Street which look onto the application site, amenity spaces in connection with properties on Sequoia Street and the rear gardens of Jonas Street also look onto the land.

Whilst properties along Jonas Street and Sequoia Street appear to benefit from a Radburn style layout with the main entrances turned away from the street, properties along Simister Street are characterised by Victorian style terraced properties with small courtyards to the rear of the properties. Despite the differences in layout and form, all surrounding properties around the northern parcel of land are characterised as being two storey and are brick built, with some elements of rendering.

The southern parcel of land is bound by existing gated alley schemes to the east and west. The rear of properties along Stanway Street look onto the west of the site- the properties are characterised by Victorian terraced, red brick two storey dwellinghouses with small courtyards which benefit from access onto the communal alleyway. Properties along Kingscliffe Street which look onto the rear of the southern parcel of land are characterised by two storey, terrace properties which appear larger in form and a motor garage business with several outbuildings also looks onto the site. Properties which look onto the southern parcel of land from the east are sited on Cicero Street. Again, the properties benefit from an existing gated alleyway scheme. The properties along Cicero Street are of a Victorian period, characterised by red brick, box bay windows and small courtyards to the rear.

The applicant site sits to the east of the Harpurhey District Centre.

**Description of development**

The current application seeks variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 7 (highway works), 8 (refuse), 9 (parking spaces), 14 (air quality), 15 (boundary treatment), 16 (landscaping), 19 (environmental standards) and removal of condition 20 (acoustic enclosures ASHPs) attached to planning permission referenced 137764/FO/2023 to allow design changes, including elevational alterations, footprint changes, relocation of bin stores, new access gates, highway revisions, changes to the energy provision and minor alterations to ASHP and EV locations, omission of acoustic enclosures and window and door canopies and landscaping variations.

The scheme of 137764/FO/2023 as previously approved sought consent for 22 x 2 storey houses (Class C3) with associated car parking, landscaping and boundary treatment on land to the North and South of Princedom Street.

The proposal would create: 8 no. 3B4P end terraced properties and 14 no. 3B4P mid terrace properties.

The site would be split up into 4 blocks. Within the northern parcel of land block 1 would look onto Sequoia Street and block 2 would look onto Princedom Street. Within the southern parcel of land blocks 3 and 4 would sit next to one another and look onto Princedom Street.

Block 1 and block 2 would have 6 units each (4 mid terraced properties and 2 end terraced properties each), whilst block 3 and block 4 would have 5 units each (3 mid terraced properties and 2 end terraced properties each).

Each property would benefit from one off street parking space, a section of soft landscaping to the front of the property and a private rear amenity space. Blocks 1 and 2 would benefit from an alleyway to the rear of the property where bins and cycle stores would be stored within private rear amenity spaces. Blocks 3 and 4 would have a different arrangement. For the four end terraced properties, bins would be stored within the rear amenity space and brought forward on the day of collection. The mid terraced properties would store bins within the front amenity

space. Boundary treatment would be installed throughout the site, incorporating the use of soft landscaping where possible.

Plans show each property would benefit from an EV charging point and Air Source Heat Pump (ASHP) for each unit.

*Proposed Amendments*

The proposed amendments to the scheme of 137764/FO/2023 are the following architectural, highways and energy provision amendments:

-Elevational alterations: Removal of the recessed gutter detail to facades and associated roof. Small changes to windows (75mm reduction in sill height to upper floor windows) to facilitate fire egress. Omission of window and door canopies to rationalise the design following Part O (overheating) thermal model analysis and PHPP calculations.

-Footprint changes: Small changes to building size following setting out to brickwork dimensions and chosen construction methodology (prefabricated timber frame). This results in the 3B4P end terrace housing plots increasing in size from having an 87.16m2 area to an 88.44m2 area.

-Relocation of bin stores: This involves general minor changes to bin store locations and associated access. Plot 22 appears to have a slightly varied location of bin store positions. This amendment has been made to suit the new building footprint.

-New access gates and highway revisions: This involves amendments to the south/ south east of the site and introduction of a service way leave/ access strip to the rear of block 04. The access would be for utility needs only and not for use by residents. Such strip would be bounded by an existing metal railing 2200mm height. Previously rear gates would be provided offering residents an opportunity to access the rear of the gardens to blocks 03 and blocks 04. Such access arrangements have been omitted through the current variation application.

-Energy provision amendments. The noted Monoblock ASHP unit would be replaced with a Valliant type. This would impact condition 19 (ASHPs).

There would be minor variations to the positioning of the ASHP units, this would involve:
….Unit 01 ASHP to be sited against rear elevation as opposed to gable elevation.
….Unit 07 ASHP to be sited against rear elevation as opposed to gable elevation.
….Unit 13 ASHP to be sited against rear elevation as opposed to gable elevation.
….Unit 18 ASHP to be sited against rear elevation as opposed to gable elevation.

There would be minor variations to the positioning of the EV chargers, this would involve the positioning within the front elevation of the units.

-Omission of acoustic enclosures: This involves the removal of condition 20 (acoustic enclosures ASHPs). The varied scheme does not propose any enclosures and so the developer requests such condition is removed from the decision notice of any varied scheme.

-Landscaping: Within the approved scheme of 137764/FO/2023, a standard landscaping condition was attached to the decision notice. This condition was later discharged under CDN/24/0943. However, the landscaping plan approved through CDN/24/0943 shows the old site layout with the 2 metre service strip omitted. This means the tree and hedging for plot 22 can’t be implemented as per the agreed landscaping plan. As such, the agent has included this condition to be varied within the current submission.

*Negotiations during the Course of the Application*

During the assessment of the application, it came to the LPA's attention that additional conditions were to be impacted by the amended scheme beyond the 2 initially referenced. Further information was supplied to support the variation of the additional conditions.

Confirmation was provided as to the access arrangements for blocks 03 and blocks 04 given the boundary treatment plan submitted showed the removal of the gates to the rear gardens of blocks 03 and 04.

Clarification was sought by colleagues in Environmental Health in relation to changes to energy provision which could impact the acoustic report.

*Further Planning History*

CDN/25/0004- Land Between Simister Street And Jonas Street Princedom Street- Discharge of Conditions 7 (Highways Works) and 12a (Acoustics) attached to planning permission 137764/FO/2023.
Split- Approved and Refused 27 February 2025.

141413/NMC/2024- Land Between Simister Street And Jonas Street Princedom Street- Non material amendment to planning permission referenced 137764/FO/2023 to allow removal of recessed gutter detail to facades and associated roof, amendments to elevational treatments, introduction of a service way leave / access 'strip', alterations to the building footprints and changes to the bin store locations and associated access.
Withdrawn 10 December 2024.

CDN/24/0943- Land Between Simister Street And Jonas Street Princedom Street- Discharge of Conditions 3 (Materials), 4 (Reveals), 6 (Construction Management Plan), 8 (Waste Management), 12a (Noise), 13a (Contamination), 16 (Landscaping) and 22 (Affordable Housing) attached to planning permission 137764/FO/2023.
Split- Approved and Refused 23 December 2024.

CDN/24/0939- Land Between Simister Street And Jonas Street Princedom Street- Discharge of Conditions 7 (Highways Works) and 11 (Drainage) attached to planning permission 137764/FO/2023.
Approved 23 December 2024.

CDN/24/0240- Land Between Simister Street And Jonas Street Princedom Street- Discharge of condition 10 (drainage scheme) attached to planning permission ref: 137764/FO/2023.
Approved 22 May 2024.

092558/FO/2010/N1- Land At Princedom Street, Jonas Street And Simister Street (Site 2)- Erection of 22 (total no.) two, three and four bedroom houses with associated car parking and landscaping. Approved 8 June 2010. *Permission never implemented.

052080/FH/NORTH2/97- 2, Winford Street- Extension at rear of dwellinghouse to form a garage after demolition of existing garage. Approved 28 July 1997.

050684/FH/NORTH2/96-2, Winford Street- Extension at side of dwellinghouse to form a garage. Refused 23 December 1996.

018138- 2 Wimford Street- Conversion of shop to a dwellinghouse including the erection of a domestic garage. Approved 21 October 1982.

## Consultations & Notification Responses

*Local Residents*

Local residents were consulted and no responses were received.

*Highway Services*

Highway Services were consulted on the application and provided the following comments:
Condition 2 (specified plans):
Plans demonstrate that the relocated bin stores will be situated within the red line boundary of the site and will not impact on the adopted highway.

Highways are satisfied with the proposal for variation of Condition 2 (Approved Drawings) and have no objections in principle.

Further Highway comments received 3rd April 2025:
The variation allows for design changes, elevational alterations, footprint changes, the relocation of bins stores, new access gates and highway revisions.

Condition 2 (specified plans):
Highways are satisfied with the proposal for variation of Condition 2 (Approved Drawings) and have no objections in principle.

Condition 7 (highway works):
Highways are satisfied with the proposal for variation of Condition 7 (Highway Works) and have no objections in principle.

Condition 8 (waste management):
Highways are satisfied with the proposal for variation of Condition 8 (Waste Management) and have no objections in principle.

Condition 9 (parking spaces):
Highways are satisfied with the proposal for variation of Condition 9 (Parking Spaces) and have no objections in principle.

Condition 15 (boundary treatment):
Highways are satisfied with the proposal for variation of Condition 15 (Boundary Treatment) and have no objections in principle.

*Environmental Health*

Environmental Health were consulted on the application and raised no objection to the above condition variations as applied for.

Following the short re-notification period and the impact to condition 19 (environmental standards), Environmental Health provided further comments 8 April 2025:

We have considered the information submitted for the above variation application and would initially request confirmation that the proposed ASHP unit substitution (condition 19) would not affect the conclusions of the approved Eco Technology acoustic addendum report (dated 4th December 2024) regarding the negligible impact of the units.

A response was provided from the acoustician for the EHO review.

Further comments were received from Environmental Health on 9 April 2025 stating they have no objection to the variation to condition 19.

Environmental Health reviewed the minor location changes of some of the ASHP units and on 14 April 2025 confirmed they had no concern with such amendments.

*Greater Manchester Police*

Greater Manchester Police were consulted on the application and accepted the changes and recommend a Secured By Design condition be attached to any approval granted.

Following the re-notification process, GMP confirmed they had no additional comments to make.

*MCC Neighbourhood Trees*

Although not directly consulted, MCC Neighbourhood Trees were contacted during the course of the application, as it came to light that the variation would impact the approved landscaping scheme as agreed through CDN/24/0943.

The initial revised scheme shows the loss of 1no. tree and ornamental hedging. The Officer saw no reason why the tree can not be located elsewhere on the site as could the ornamental hedging.

Following discussions with the agent, a revised landscaping scheme was provided which keeps the 16no. trees across the site, as was approved through CDN/24/0943. The number of ornamental hedges and shrubs also increased, from the scheme approved through the CDN application.

The Officer reviewed the scheme and confirmed, that subject to the planting numbers being strictly adhered to, they would have no objection to the revised plans.

**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 CABE 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 a variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 7 (highway works), 8 (refuse), 9 (parking spaces), 14 (air quality), 15 (boundary treatment), 16 (landscaping), 19 (environmental standards) and removal of condition 20 (acoustic enclosures ASHPs) attached to planning permission referenced 137764/FO/2023 to allow design changes, including elevational alterations, footprint changes, relocation of bin stores, new access gates, highway revisions, changes to the energy provision and minor alterations to ASHP and EV locations, omission of acoustic enclosures and window and door canopies and landscaping variations. The principle of development has already been approved under 137764/FO/2023 and so this assessment considers the proposed amendments to the scheme. 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 at the same time as having the variation application pending consideration.

*Elevational Alterations*

Elevational alterations across the scheme would involve the removal of the recessed gutter detail to facades and associated roof. Small changes to windows (75mm reduction in sill height to upper floor windows) would occur to facilitate fire egress. Omission of window and door canopies are proposed to rationalise the design following Part O (overheating) thermal model analysis and PHPP calculations.

Whilst the removal of the recessed gutter detail to facades and associated roof detail is regrettable, the resultant proposal of the elevations are considered to be of an acceptable design quality. Whilst the loss of the window and door canopies results in a reduction of design interest to each of the dwellings, the dwellings would still benefit from brick patterns and an adequate set back of windows and as such, the amendments proposed are not considered to give harm to visual amenity or result in a poor design form. The small changes to windows (75mm reduction in sill height to upper floor windows) that would occur to facilitate fire egress is not considered to give rise to adverse harm.

The elevational alteration amendments are considered to be acceptable and in accordance with Core Strategy Policies DM1 and SP1.

*Footprint Changes*

Small changes to building size following setting out to brickwork dimensions and chosen construction methodology (prefabricated timber frame) result in the 3B4P end terrace housing plots increasing in size from an 87.16m2 area to an 88.44m2 area.

The footprint changes proposed are very minor and as a result of the proposal would result in an internal floor space increase to the 3B4P end terrace units. Such increase, although marginal, is welcomed and would provide the residents with marginally more space. Already all units accord with Manchester's Emerging Space Standards.

No concern is raised with this amendment and the properties are considered to provide a good standard of accommodation.

*Relocation of Bin Stores*

This involves general changes to bin store locations and associated access. Plot 22 appears to have a slightly varied location of bin store positions. For other units this results in minor changes to suit the new building footprint. Given the minor amendment, this does not give rise to significant concern given each property will still benefit from 1no. bin store each. The boundary treatment has also been varied to lose the gates for the front bin stores as were previously approved. Whilst such gates to provide an enclosed bin store are regrettable, given the brick walls to be created to store such bins and given the proposal is for affordable housing, in this instance this amendment is not considered so severe to warrant a refusal on the scheme.

*New Access Gates and Highway Revisions and Impact to Landscaping*

This involves amendments to the south/ south east of the site and introduction of a service way leave/ access strip to the rear of block 04. The access would be for utility needs only and not for use by residents. Such strip would be bounded by an existing metal railing 2200mm height. Previously rear gates would be provided offering residents an opportunity to access the rear of

the gardens to blocks 03 and blocks 04. Such access arrangements have been omitted through the current variation application.

The proposed service strip would run alongside the existing metal railing (2200mm height) and gates alleyway running in-between the south of the site and enclosing the rear of properties along Cicero Street. This would effectively result in two alleys running side by side. A new access gate would be provided to enclose the created alley and is considered an appropriate deterrent from passersby entering such service alley. The updated boundary treatment confirms this would have a height of 2.2 metres to match the existing alleyway to the east of the site. However, the proposed alley would be for utility provider use only. GMP have reviewed such arrangement and have not expressed any concern.

This would primarily impact plot 22 (block 04) as it would result in the loss of amenity space along the eastern side of the property with the 2 metre width service strip. However, plot 22 is still considered to be afforded with adequate private rear amenity space and so this variation is not considered to give rise to adverse residential harm. Plot 22 would be bounded by a 1.8 metre timber fence, which would enclose their private amenity space adequately to ensure no adverse privacy implications when the service alley is in use. This is considered acceptable to ensure the safety of the residents is adequately addressed.

As a result of the proposal, the 2 metre service strip would result in a small amendment to the landscaping for plot 22. As approved under CDN/24/0943, 1no. TCG tree and 58no. PLU (hedging) would be sited to the north eastern corner of the plot. As a result of the proposal, the tree and hedging would need to be relocated further to the west and so would be impacted by the 2 metre strip variation. An updated landscaping plan was provided for review. Discussions took place with the agent during the course of the application as the revised landscaping scheme resulted in the loss of 1no. tree and an overall loss of ornamental hedging. Discussions took place with the MCC Arboriculturist who considered such reduction in landscaping was not considered necessary given the space available on site. A revised scheme was supplied which shows the retention of all the trees (16no. total) as originally signed off in the original plan. Subject to the planting numbers being strictly adhered to, the MCC Arboriculturist confirmed they would have no objection to the revised plans.

The introduction in the service strip has resulted in the reduction of rear amenity spaces to blocks 18- 22 than previously approved. However, the proposal is still considered to offer the 5 units adequate rear amenity space and so does not give rise to any averse residential amenity implications.

During the FO application, it was understood the client required access into the rear amenity space of each units from the rear of the site. This resulted in the approval of boundary treatment with access gates into plots 14, 15, 16, 19, 20 and 21 from the existing service alleys. As a result of the variation application, such access is no longer required. As such, the rear of the site is bounded by the existing railings as was previously approved at the site. Such loss of access is welcomed as this would have resulted in additional use of the gated alleys, and such arrangement is not considered necessary by the LPA.

This arrangement has resulted in the developer updating the approved highway works drawings (as approved under CDN/24/0939). Highways reviewed such technical drawings and were happy with the proposed amendments.

The overall proposed amendment is considered to be acceptable and in accordance with Core Strategy Policies DM1, SP1, T1 and EN9.

*Energy Provision Amendments*

The Monoblock ASHP unit would be replaced with a Valliant type ASHP model. This would impact condition 19 (ASHPs).

Environmental Health reviewed such amendments. In regard to environmental considerations, these amendments impact condition 12a (acoustics). Condition 12a (acoustics) was previously discharged under CDN/25/0004. Environmental Health considered the information submitted for the above variation application and would initially request confirmation that the proposed ASHP unit substitution (condition 19) would not affect the conclusions of the approved Eco Technology acoustic addendum report (dated 4th December 2024) regarding the negligible impact of the units. A response was provided from the acoustician for the EHO review. Environmental Health reviewed such amendment and had no objection to vary condition 19.

Further, there would be minor variations to the positioning of the ASHP units, this would involve:
….Unit 01 ASHP to be sited against rear elevation as opposed to gable elevation.
….Unit 07 ASHP to be sited against rear elevation as opposed to gable elevation.
….Unit 13 ASHP to be sited against rear elevation as opposed to gable elevation.
….Unit 18 ASHP to be sited against rear elevation as opposed to gable elevation.

Environmental Health reviewed the minor location changes of some of the ASHP units and on 14 April 2025 confirmed they had no concern with such amendments, and were confident it would not alter the results of the previously agreed part A of the acoustics condition.

The four instances of the change to the ASHP locations would result in the positioning close to windows of the properties, rather than the gable elevations. However, as the positioning close to the rear windows have been accepted for all the other ASHPs and Environmental Health are happy from a noise perspective, the proposal is not considered to cause harm and therefore is not considered to give rise to contradictions with policy DC26 of the UDP.

The wording within condition 19 would be varied as requested. However, part B of the condition- requesting a post construction review certificate/statement would be required to be submitted to ensure the developer reaches the energy reductions as outlined.

There would also be minor variations to the positioning of the EV chargers, this would involve the positioning within the front elevation of the units. As per the FO application, the EV specifications and locations were already approved. The variation results in minor position changes and still results in 1no. EV charger for each resident. As such, this does not give rise to any concern.

The amendment is therefore considered to be in accordance with Core Strategy Policies SP1, DM1, EN4 and UDP policy 26.

*Omission of Acoustic Enclosures*

This amendment involves the removal of condition 20 (acoustic enclosures ASHPs). The varied scheme does not propose any enclosures and so the developer requests such condition is removed from the decision notice of any varied scheme.

Environmental Health did not raise any concern in relation to the removal of condition 20 and were happy with the previously approved acoustic report as approved under CDN/25/0004, and that the noise outputs of the proposed ASHPs were acceptable without the need of such enclosures.

Although the ASHPs would appear utilitarian in form without the enclosure, they are becoming increasingly common place in residential settings and could be achieved without enclosures through the route of Permitted Development to residential properties.

As such, this variation does not cause any concern and so is considered pursuant to Core Strategy policies SP1, DM1 and UDP policy DC26.

**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**

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**

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

-Application Form, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Drawing- Proposed- Buried Services Survey, numbered RBS - 20/2172/003, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Environmental Statement- Phase 1- Geo-Environmental Study, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Environmental Statement- Phase 2- Geo-Environmental Assessment Report, numbered PH/C4656/10673, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Arboricultural Implications Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Arboricultural Method Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Broadband Connectivity Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Transport or Travel Information- Transport Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Drawing- Proposed- Boundary Treatment Elevations, numbered 2192-AEW-XX-XXDR-A-0509-S2-P1, stamped as received by the City Council as Local Planning Authority on 20 October 2023.
-Supporting Information- EV Specification, stamped as received by the City Council as Local Planning Authority on 23 October 2023.
-Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 23 October 2023.
-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Supporting Information- Monobloc Air Source Heat Pump Product Information, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Drawing- Proposed- House Type North Facing- 3B4P, numbered 12192-AEW-XX-XXDR-A-0550-S2-P05, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- South Type North Facing- 3B4P, numbered 12192-AEW-XX-XXDR-A-0551-S2-P04, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- Waste Management Strategy, EV Charging and ASHP, numbered 12192-AEW-XX-XX-DR-A-0507-S2-P04, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Supporting Information- Energy and Environmental Statement, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Drawing- Proposed- Site Layout- Boundary Treatments, numbered 112192-AEW-XXXX-DR-A-0504-S2-P09, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Site Layout- Presentation, numbered 12192-AEW-XX-XX-DR-A0502-S2-P11, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Ground Floor Site Plan, numbered 12192-AEW-XX-XX-DR-A0505-S2-P05, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Street Elevations, numbered 12192-AEW-XX-XX-DR-A-0506-S2- P06, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

As varied by:
-Supporting Information- ASHP Specification (Vaillant), stamped as received by the City Council as Local Planning Authority on 14 February 2025.
-Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Site Plan- Proposed, numbered (515)2421-GWP-01-00-D-A-(00)-0003, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- Contextual Street Elevations, numbered (515)2421-GWP-00-00-D-A-(00)-0010, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Supporting information- External Building Finishes- REV A, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-Noise Information- MVHR Changes Email Confirmation, stamped and received by the City Council as Local Planning Authority on 9 April 2025.
-Drawing- Site Plan- Proposed- Ground Floor Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 REV C04, stamped and received by the City Council as Local Planning Authority on 15 April 2025.
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 REV C03, stamped and received by the City Council as Local Planning Authority on 16 April 2025.
-Landscaping Plan, numbered 7568.01 REV D, stamped and received by the City Council as Local Planning Authority on 1 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 Core Strategy for the City of Manchester.

3) The development hereby approved shall only be done in accordance with the following materials details, agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- External Finishes, numbered REV C, stamped and received by the City Council as Local Planning Authority on 16 December 2024.
-Drawing- Proposed- Brick Detail Panel 3b4p 1 of 2, numbered (515)2421-GWP-ZZ-ZZD-A-(20)-0035 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.
-Drawing- Proposed- Brick Detail Panel 3b4p 2 of 2, numbered (515)2421-GWP-ZZ-ZZD-A-(20)-0036 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

As varied by:
-Supporting information- External Building Finishes- REV A, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

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 development hereby approved shall only be done in accordance with the following window reveal details, agreed as part of condition discharge application referenced CDN/24/0943:
-Drawing- Proposed- Typical Window Cill and Head Detail, numbered (515)2421-GWP01-XX-D-A-(100)-0019 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

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

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 North Facing- 3B4P, numbered 12192-AEW-XX-XXDR-A-0550-S2-P05, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- South Type North Facing- 3B4P, numbered 12192-AEW-XX-XXDR-A-0551-S2-P04, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- Ground Floor Site Plan, numbered 12192-AEW-XX-XX-DR-A0505-S2-P05, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

As varied by:
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Site Plan- Proposed- Ground Floor Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 REV C04, stamped and received by the City Council as Local Planning Authority on 15 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 details, agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- Construction Management Plan, issue no.2, stamped and received by the City Council as Local Planning Authority on 7 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 highways works details, agreed as part of condition discharge application referenced CDN/24/0939:
-Surface Finishes Plan, numbered PV22309-APP-94-XX-DR-C-2100 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-S278 Construction Details, numbered PV2309-APP-94-XX-DR-C-2021 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.

As varied by:
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.

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.

8) a) The development hereby approved shall only be done in accordance with the following refuse details:
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

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 occupation of the development, car parking areas shown on ‘Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004’, stamped as received by the City Council as Local Planning Authority on 19 March 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 only be done in accordance with the following drainage details, as agreed as part of condition discharge application referenced CDN/24/0240:
-Drainage Statement, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Impermeable Area Plan, numbered PV22309-APP-92-XX-DR-C-7100, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Private Drainage Details- Attenuation Tank Sections, numbered PV2309-APP-92-XXDR-C-3402, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Correspondence- UU Pre Development Response, stamped and received by the City Council as Local Planning Authority on 25 April 2024.
-Drainage Strategy, numbered PV2309-APP-92-XX-DR-C-2001 P02, stamped and received by the City Council as Local Planning Authority on 25 April 2024.

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) The development hereby approved shall only be done in accordance with the following drainage (implementation, maintenance and management details), as agreed as part of condition discharge application referenced CDN/24/0939:
-Drainage Strategy, numbered PV2309-APP-92-XX-DR-C-2001-S1 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-Private Drainage Details, numbered PV2309-APP-92-XX-DR-C-3401-S1 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-Drainage Statement, numbered PV2309-APP-92-XX-RP-C-1001, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-SuDS Maintenance Report, numbered PV2309-APP-92-XX-RP-C-1002 REV P01 dated 27 October 2024, stamped and received by the City Council as Local Planning Authority on 2 December 2024.

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 only be done in accordance with the following acoustic details, as agreed as part of condition discharge application referenced CDN/25/0004:
-Noise Assessment (DMG-240924 dated 26 September 2024), stamped and received by the City Council as Local Planning Authority on 3 January 2025.
-Supporting Information- Response to EH Comments, stamped and received by the City Council as Local Planning Authority on 3 January 2025.
-Addendum to Main Acoustic Report, stamped and received by the City Council as Local Planning Authority on 3 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.

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.

13) a) The development hereby approved shall only be done in accordance with the following contaminated land details, as agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- Remedial Strategy Report (4048-01, REV A- Report and Appendices 1-4), stamped and received by the City Council as Local Planning Authority on 16 December 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- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005', stamped as received by the City Council as Local Planning Authority on 19 March 2025, and 'Supporting Information- EV Specification', stamped as received by the City Council as Local Planning Authority on 23 October 2023, in relation to a scheme for electric vehicle charging and any other considerations, for example boiler emissions.

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 the development the Boundary Treatment shall be implemented in accordance with the approved plans:
-Drawing- Proposed- Site Layout Boundary Treatments, numbered 112192-AEW-XX-XX-DR-A-0504-S2-P09, stamped as received by the City Council as Local Planning Authority on 11 December 2023,
-Drawing- Proposed- Boundary Treatment Elevations, numbered 2192-AEW-XX-XXDR-A-0509-S2-P1, stamped as received by the City Council as Local Planning Authority on 20 October 2023.

As varied by:
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 REV C03, stamped and received by the City Council as Local Planning Authority on 16 April 2025.

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 shall be implemented in accordance with the approved ‘Landscaping Plan, numbered 7568.01 REV D’, stamped and received by the City Council as Local Planning Authority on 1 May 2025 and ‘Supporting information- External Building Finishes- REV A’, stamped as received by the City Council as Local Planning Authority on 19 March 2025, in relation to a hard and soft 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) Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, 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) Before the occupation of the authorised dwellinghouses, a scheme to encourage biodiversity within the application site shall be submitted to and approve in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native species and bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised properties 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:
-Supporting Information- Monobloc Air Source Heat Pump Product Information, stamped as received by the City Council as Local Planning Authority on 30 October 2023,
-Drawing- Proposed- Waste Management Strategy, EV Charging and ASHP, numbered 12192-AEW-XX-XX-DR-A-0507-S2-P04, stamped as received by the City Council as Local Planning Authority on 10 November 2023,
-Supporting Information Energy and Environmental Statement, stamped as received by the City Council as Local Planning Authority on 10 November 2023.

As varied by:
-Supporting Information- ASHP Specification (Vaillant), stamped as received by the City Council as Local Planning Authority on 14 February 2025.
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

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

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.

21) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023. 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.

22) The development hereby approved shall only be done in accordance with the following affordable housing details, as agreed as part of condition discharge application referenced CDN/24/0943:
-Affordable Housing Statement, stamped and received by the City Council as Local Planning Authority on 7 October 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.

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 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.

24) 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.

25) 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 137764/FO/2023 Page 11 of 14 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.

**Informatives**

1) It is also recommended that the applicant liaises with MCCs Street Lighting Team regarding the potential requirement to relocate an existing street lighting column on Princedom Street.

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

3) MCC records highlights an underground culverted ordinary watercourse (Moss Brook Brook) is located within close proximity to the site (approximately 40m south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

4) Construction 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

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health

2 Simister Street, Manchester, M9 4JL
6 Brownson Walk, Manchester, M9 4HT
16 Stanway Street, Manchester, M9 4JQ
10 Stanway Street, Manchester, M9 4JQ
25 Kingscliffe Street, Manchester, M9 4WJ
11 Stanway Street, Manchester, M9 4JQ
5 Stanway Street, Manchester, M9 4JQ
9 Stanway Street, Manchester, M9 4JQ
31 Stanway Street, Manchester, M9 4JQ
17 Kingscliffe Street, Manchester, M9 4WJ
Flat 2, 19 Kingscliffe Street, Manchester, M9 4WJ
14 Simister Street, Manchester, M9 4JL
8 Simister Street, Manchester, M9 4JL
9 Kingscliffe Street, Manchester, M9 4WJ
23 Kingscliffe Street, Manchester, M9 4WJ
11 Cicero Street, Manchester, M9 4GX
45 Princedom Street, Manchester, M9 4GQ
5 Cicero Street, Manchester, M9 4GX
17 Stanway Street, Manchester, M9 4JQ
25 Stanway Street, Manchester, M9 4JQ
27 Stanway Street, Manchester, M9 4JQ
15 Stanway Street, Manchester, M9 4JQ
21 Stanway Street, Manchester, M9 4JQ
23 Stanway Street, Manchester, M9 4JQ
29 Stanway Street, Manchester, M9 4JQ
9 Darlton Walk, Manchester, M9 4JS
7 Darlton Walk, Manchester, M9 4JS
4 Simister Street, Manchester, M9 4JL
14 Naunton Walk, Manchester, M9 4JR
21 Kingscliffe Street, Manchester, M9 4WJ
3 Saltburn Walk, Manchester, M9 4HQ
3 Burntwood Walk, Manchester, M9 4HP
13 Kingscliffe Street, Manchester, M9 4WJ
12 Stanway Street, Manchester, M9 4JQ
1 Stanway Street, Manchester, M9 4JQ
5 Augustine Webster Close, Manchester, M9 4DG
47 Princedom Street, Manchester, M9 4GQ
3 Cicero Street, Manchester, M9 4GX
3 Stanway Street, Manchester, M9 4JQ
13 Stanway Street, Manchester, M9 4JQ
17B Cicero Street, Manchester, M9 4GX
17A Cicero Street, Manchester, M9 4GX
13 Cicero Street, Manchester, M9 4GX
1 Cicero Street, Manchester, M9 4GX
9 Cicero Street, Manchester, M9 4GX
7 Cicero Street, Manchester, M9 4GX
15 Cicero Street, Manchester, M9 4GX
18 Naunton Walk, Manchester, M9 4JR
16 Naunton Walk, Manchester, M9 4JR

12 Naunton Walk, Manchester, M9 4JR
10 Naunton Walk, Manchester, M9 4JR
41 Princedom Street, Manchester, M9 4GQ
39 Princedom Street, Manchester, M9 4GQ
2 Brownson Walk, Manchester, M9 4HT
10 Brownson Walk, Manchester, M9 4HT
16 Hillier Street North, Manchester, M9 4HW
4 Hillier Street North, Manchester, M9 4HW
22 Hillier Street North, Manchester, M9 4HW
10 Hillier Street North, Manchester, M9 4HW
21 Darlton Walk, Manchester, M9 4JS
11 Darlton Walk, Manchester, M9 4JS
13 Darlton Walk, Manchester, M9 4JS
17 Darlton Walk, Manchester, M9 4JS
19 Darlton Walk, Manchester, M9 4JS
3 Darlton Walk, Manchester, M9 4JS
25 Darlton Walk, Manchester, M9 4JS
22 Simister Street, Manchester, M9 4JL
11 Kingscliffe Street, Manchester, M9 4WJ
15 Kingscliffe Street, Manchester, M9 4WJ
7 Kingscliffe Street, Manchester, M9 4WJ
23 Augustine Webster Close, Manchester, M9 4DG
13 Augustine Webster Close, Manchester, M9 4DG
17 Augustine Webster Close, Manchester, M9 4DG
19 Augustine Webster Close, Manchester, M9 4DG
Flat 1, 19 Kingscliffe Street, Manchester, M9 4WJ
7 Stanway Street, Manchester, M9 4JQ
19 Stanway Street, Manchester, M9 4JQ
8 Stanway Street, Manchester, M9 4JQ
9 Augustine Webster Close, Manchester, M9 4DG
7 Augustine Webster Close, Manchester, M9 4DG
2 Stanway Street, Manchester, M9 4JQ
6 Stanway Street, Manchester, M9 4JQ
4 Stanway Street, Manchester, M9 4JQ
21 Augustine Webster Close, Manchester, M9 4DG
15 Augustine Webster Close, Manchester, M9 4DG
14 Stanway Street, Manchester, M9 4JQ
5 Burntwood Walk, Manchester, M9 4HP
16 Simister Street, Manchester, M9 4JL
12 Simister Street, Manchester, M9 4JL
15 Darlton Walk, Manchester, M9 4JS
4 Brownson Walk, Manchester, M9 4HT
1 Augustine Webster Close, Manchester, M9 4DG
6 Hillier Street North, Manchester, M9 4HW
8 Hillier Street North, Manchester, M9 4HW
37 Princedom Street, Manchester, M9 4GQ
35 Princedom Street, Manchester, M9 4GQ
12 Hillier Street North, Manchester, M9 4HW
3 Augustine Webster Close, Manchester, M9 4DG
20 Stanway Street, Manchester, M9 4JQ
43 Princedom Street, Manchester, M9 4GQ
2 Hillier Street North, Manchester, M9 4HW
1 Burntwood Walk, Manchester, M9 4HP
8 Brownson Walk, Manchester, M9 4HT

5 Saltburn Walk, Manchester, M9 4HQ
1 Saltburn Walk, Manchester, M9 4HQ
8 Naunton Walk, Manchester, M9 4JR
6 Naunton Walk, Manchester, M9 4JR
2 Naunton Walk, Manchester, M9 4JR
18 Simister Street, Manchester, M9 4JL
6 Simister Street, Manchester, M9 4JL
20 Simister Street, Manchester, M9 4JL
10 Simister Street, Manchester, M9 4JL
18 Stanway Street, Manchester, M9 4JQ
7 Burntwood Walk, Manchester, M9 4HP
11 Augustine Webster Close, Manchester, M9 4DG
4 Naunton Walk, Manchester, M9 4JR
5 Darlton Walk, Manchester, M9 4JS
23 Darlton Walk, Manchester, M9 4JS
1 Darlton Walk, Manchester, M9 4JS
18 Hillier Street North, Manchester, M9 4HW
24 Hillier Street North, Manchester, M9 4HW
14 Hillier Street North, Manchester, M9 4HW
20 Hillier Street North, Manchester, M9 4HW

**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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA