

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140962/FO/2024

Date registered valid: 23 October 2024

Proposal: Erection of two no. 2 bed two storey dwellings with rear dormers following demolition of existing dwelling including landscaping and car parking

Address: 14 Wilton Road, Manchester, M8 4WQ

Ward(s): Crumpsall Ward

Applicant: Sunmeet Singh Vig

Agent (if any): Mr Harry Johnson, Mialex

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 July 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 21 November 2024

Standard consultations:

Printed: 26 March 2025 Expired: 16 April 2025

Neighbour notifications

Printed: 29 October 2024 Expired: 19 November 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The site that is the subject of this application is located on a corner plot at the junction of Wilton Road and Holland Road. It is currently occupied by a large double fronted bungalow. It has garden area to the front, rear and sides, with a driveway leading down to a free-standing garage building within the rear garden. Both the pedestrian and vehicular access are taken off Wilton Road.

The area is well established and predominantly residential in nature with the properties comprising mainly of two storey semi-detached properties with some low-level apartment blocks interspersed.



The application site at the junction of Wilton Road and Holland Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Planning permission is sought for the erection of a single pair of two storey, three bedroom, semi-detached dwellinghouses, following demolition of existing dwelling including landscaping and off street car parking.

The properties are of a contemporary design taking cues from the properties within the area incorporating double height bay windows, gable porches and roofs and similar proportions including height and amount of footprint occupied by physical form.

The proposed materials (as stated in agent's email dated 03/06/25) would be of a similar palette to the neighbouring properties being of a white rendered finish to external walling with feature detailing in red brickwork detailing to front bay windows. There would be a black tile roof with white uPVC window frames.

To the front, there are garden areas and off-road parking spaces. To the rear are family sized gardens.



Proposed elevations of new semi-detached dwellinghouses at 14 Wilton Road

Consultations & Notification Responses

Local responses

None

Consultee responses

Highway Services - No objections to the proposal but recommend conditions relating to Electric vehicle charging, secure cycle parking and construction management plan. An informative relating to Section 278 and 184 agreements will be attached to any consent granted.

Environmental Health - No objections to the proposal subject to the attachment of conditions relating to demolition management, residential noise insulation, waste management air quality and contaminated land.

Flood Risk Management - No objections subject to the attachment of a condition relating to surface water drainage.

United Utilities - No objections to the proposal and have requested a condition relating to sustainable drainage.

Neighbourhoods (trees) - No objections, it would appear unlikely that the development would have any significance impacts on surrounding tree stock.

Greater Manchester Ecology Unit - A bat assessment should be carried out by a suitably experienced bat worker. The assessment should include as a minimum a visual inspection of the existing roof space for evidence of bats and exterior of the building for potential bat access points. Should the property be assessed as more than low risk, further information will be required. As part of the bat assessment a bird nesting assessment of the property and vegetation present shall take place. The site is not considered as de-minimis.

A metric and BNG assessment have been provided. GMEU have no issues with the BNG information provided, which confirms a shortfall of 0.14 area-based units with no options to achieve further units on the site owing to restrictions of what can be created in a domestic garden. Given the unit shortfall, GMEU would regard purchase of the shortfall from a registered habitat bank as the simplest option, and unlikely to undermine the viability of the development.

None of the unit generation on-site is significant and therefore will not require control via a Habitat management and monitoring plan.

Conditions relating to Bat and Bird Boxes and works to trees and shrubs are requested.

Greater Manchester Police — No objections to the proposal and have requested a condition relating to Secured by Design accreditation.

Relevant Planning History

At the application site –

137516/FO/2023 – Erection of first floor extension with rear dormers and single storey rear extension related conversion of bungalow to five self-contained apartments (Class C3) with associated waste storage, landscaping, car parking and cycle storage. Withdrawn 20.11.2024.

History of negotiations

The planning officer requested that a Biodiversity Net Gain Metric was submitted for review by GMEU, to address outstanding concerns relating to BNG. The agent submitted the BNG metric on 26/03/2025 and the application was assessed accordingly.

In addition, the planning officer requested details of proposed materials prior to determination, due to absence of details contained within plans and app form. The agent submitted the proposed material details via email dated 03/06/2025. Notwithstanding this a condition will be applied requiring material samples to be submitted before the commencement of above ground construction works, to assess quality and acceptability.

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat9 – Southern Areas: This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

JP-S1 – Sustainable Development: To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

JP-S2 – Carbon and Energy: This policy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures.

JP-S4 – Flood Risk and the Water Environment: This policy informs Sustainable flood management.

JP-H1 – Scale, Distribution and Phasing of New Housing Development: 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 our key assets.

JP-H3 – Type, Size and Design of New Housing: States that all new dwellings must:

1. Comply with the nationally described space standards; and
2. Be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

JP-G8 – A Net Enhancement of Biodiversity and Geodiversity: Net enhancement of biodiversity resources will be sought through local planning and associated activities.

JP-P1 – Sustainable Places: Sets out the Greater Manchester City Regions ambitions to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

H 1 – Overall Housing Provision (partially superseded by PfE)

H 3 – North Manchester

T 1 – Sustainable Transport (partially superseded by PfE)

T 2 – Accessible areas of opportunity and need

EN 9 – Green Infrastructure

EN 14 – Flood Risk (partially superseded by PfE)

EN 15 – Biodiversity and Geological Conservation (partially superseded by PfE)

EN 16 – Air Quality (partially superseded by PfE)

EN 17 – Water Quality

EN 18 – Contaminated Land and Ground Stability

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC7 – New Housing Development

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- The Manchester Green and Blue Infrastructure Strategy (G&BIS)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Design for Access 2

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester’s Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes

- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 5 (Delivering a sufficient supply of homes) is of relevance:

Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

In addition to the above, Section 12 (Achieving well-designed places) is of relevance:

Paragraph 135 states that policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of demolishing one x two bed dwellinghouse and replacing it with one pair of semi-detached dwellinghouses each with three bedrooms, off road parking, landscaping and boundary treatment is considered acceptable. The proposed dwellinghouses would make best use of the site to provide new dwellinghouses, adding to the diversification of housing stock in the area. The site is also appropriately situated within a sustainable location close to local amenities and existing housing stock.

It is therefore considered acceptable and in principle accords with policies H1 and H3 of the Manchester Core Strategy.

This is subject to further consideration of the impacts upon residential and visual amenity and the character of the area.

Impact on visual amenity and the streetscene:

Visual Amenity - Given the residential character of the immediate neighbourhood and the fact it is made up predominantly of two storey semi-detached and detached dwellings, it is not considered that erecting two dwellinghouses on this site would have an unduly detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Design, Siting, Scale, and Massing - The application proposals have been designed to a scale and materiality to reflect the character of the surrounding area but without providing a pastiche design solution. The agent has specified proposed materials via email (dated 03/06/2025) detailed as follows;

- External Walling: Main elevations to be white render
- Bay Window Finish: Red brick with white gable detail and white soffit
- Colouration and materials of windows: White UPVC
- Roof tile material and colouration: Black roof tile
- Front porch material: Timber

The proposed materiality of the proposal will be secured via condition requiring samples before commencement of above ground construction works, to ensure quality and acceptability.

The proposed elevations would present double height bay frontages with gable feature atop extending into the roofspace, which in this case would provide additional residential accommodation. This proposed form is considered sympathetic with regards to the local vernacular of Wilton Road.

The proposed semi-detached properties have been laid out to reflect the development pattern within the immediate area and are therefore considered to accord with the design principles and guidance contained in the Guide to Development in Manchester SPD. The proposal makes efficient use of the land available, to provide two x three bed dwellinghouses. The proposed dwellinghouses comprise a similar footprint of the original bungalow and respond to the adjacent residential front building line of Wilton Road to provide a strong frontage and the scale reflects the height of the properties adjacent and opposite the proposal site.

It is considered that the proposed layout provides a satisfactory balance between built form and amenity space given the size constraints for the site and local pattern of development. There is space within the rear garden of the property to accommodate cycle storage and waste management, which is proposed and a condition to that effect will be attached to any consent granted.

The arrangement maximises the main road frontage that the development addresses, reinforces the suburban grain and fulfils the potential of the site, without compromising the character and appearance of the area, or the setting of adjoining buildings. As such, the proposed layout is considered acceptable.

The proposal therefore accords with policies SP1, DM1, H1 and H6 of the Core Strategy.

Impact on residential amenity:

Daylight/Overshadowing/Scale - The proposed semi-detached dwellinghouses would be adjacent to both a gable elevation of a two-storey dwelling to one side (no.16 Wilton Road due east) and the rear (no. 56 Holland Road due south), the height of the proposed semi-detached pair is very relatable in height to the existing neighbouring properties. On balance it is therefore considered that the proposal would not give rise to undue overbearing impact on the adjacent properties.

Given the orientation of the proposed two storey semi-detached dwellings sited west of no. 16 Wilton Road, increased evening overshadowing over driveways and the neighbouring side gable is anticipated. This is considered acceptable on balance, given that modest interface distances between side gables of existing two storey dwellinghouses are evident within the existing street scene.

Overlooking – The proposed two storey dwellings are designed to have principal windows affording outlook over the front and rear gardens, with only non-habitable room windows in the side elevations. A condition is proposed requiring the windows in the side elevations (first and second floors) to be obscurely glazed.

Whilst it is acknowledged that the proposal would increase the height of built development on this site from a bungalow to two storey dwellinghouses (with rear dormer within the rear roof space), the principal windows are not considered to give rise to undue privacy issues. Existing and proposed boundary treatment sited along the rear common boundary, in the form of trees, fencing and shrubs are shown to be retained on the Proposed Site Plan (ref: 2023/045 -08 REV A), these features are considered to help mitigate overlooking impacts upon this neighbouring property due south (no. 56 Holland Road). A condition is proposed requesting a plan indicating full and final details of boundary treatment/gates to be erected or retained to be submitted prior to occupation of the units.

Noise - Given the proposal is for 2 single family dwellinghouses (use class C3) and the domestic nature of the activity that would be associated with it, it is not considered that the proposal would be an inherently noise generating development.

Space Standards - The City Council adopted the Manchester Residential Quality Guidance in March 2017 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments.

For a 3B/6P, 3 Storey dwellinghouse, the minimum space standard is 108 square metres of floorspace, the proposed dwellinghouses would be approximately 146.52 square metres, which is compliant.

Overall, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties and future occupants.

Impact on Highway Safety:

Car Parking

The proposed development provides space for two off-street spaces per unit with vehicular and pedestrian access being taken off Wilton Road. New dropped kerbs will be provided to facilitate this. A condition to that effect will be attached to any consent granted.

An off-site highway works condition dealing with such things as the reinstatements of dropped kerbs within the vicinity of the site would be attached to any consent granted.

Electric Vehicle Charge Points

A condition requiring the installation of an electric vehicle charging point will be attached to any consent granted. It will require details of the charging unit to be submitted to ensure that it has the correct charging capacity, i.e. a minimum of 7kw.

Cycle parking

The applicant has proposed cycle storage facilities within the rear gardens, a condition requiring the full details of secure cycle storage will be attached to any consent granted.

Disabled Access:

As level access would be provided into the property to both the front and rear and there is generous circulation space, the level of provision is considered acceptable.

Trees / Landscaping:

There are currently 3 trees that sit along the site frontage with Wilton Road and a number of trees/shrubs/hedging along the rear curtilage boundary. Plan ref 2023/045-08 Rev A: Proposed Site Plan, shows retention of one tree in this front garden location and soft landscaping along the rear site boundary.

A condition is proposed requiring submission of a hard and soft landscaping scheme. In addition to a condition requiring the full details of boundary treatment (retained and proposed) will be attached to any consent granted.

Ecology:

The submitted bat surveys found no evidence of bat roosting in the building to be demolished. However, as bats are highly mobile protected creatures it was recommended that an informative re bat protection be attached to any permission granted.

Biodiversity Net Gain:

The Matrix completed together with the Biodiversity Net Gain assessment confirms a shortfall of 0.14 area based units with no options to achieve further units on the site owing to restrictions of what can be created in a domestic garden.

Notwithstanding this, the agent has stated purchase of the shortfall from a registered habitat, to mitigate the loss on site.

Off-site BNG adherence described above is covered by separate legislation.

Crime Prevention:

The proposal does not raise any crime prevention issues. Whilst the curtilage boundary fence is to a height of 1.2-1.8m this is considered acceptable as there is well established planting and shrubs that supplement the boundary treatment. A condition requiring the development to achieve Secured by Design accreditation is suggested in this instance.

Air Quality:

During the construction phase of the development there is the potential for air quality impacts. However, assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks and construction is predicted to be negligible. It is considered that the attachment of a Demolition & Construction Management Condition would ensure that appropriate measures are implemented during the construction phase.

It is recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the site. However, given the proposal is for two dwellings, the overall significance of potential impacts is considered to be low.

As a result of the above and given the provision of a vehicle charging point, it is considered that the proposal would not have a detrimental impact upon the air quality levels experienced within the vicinity of the site.

Environmental Standards:

A condition is recommended relating to the submission of details of appropriate environmental standards and associated renewable energy features.

Refuse Storage:

The applicant has proposed domestic refuse storage facilities within the rear gardens, which satisfy the City Councils requirements. A condition requiring submission of a scheme for the storage and disposal of refuse will be attached to any consent granted.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The application has been approved in accordance with both national and local policies.

Condition(s) to be attached to decision for approval

1) 3 Year Time Limit

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified drawings/documents

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

- 2023/045-03 Rev A: Proposed Ground Floor Plan (Dated 09/05/2024)
- 2023/045-04 Rev A: Proposed First Floor Plan (Dated 09/05/2024)
- 2023/045-05 Rev A: Proposed Loft Plan (Dated 09/05/2024)
- 2023/045-06 Rev A: Proposed Elevations (Dated 09/05/2024)

- 2023/045-07 Rev A: Proposed Roof Plan (Dated 09/05/2024)
- 2023/045-08 Rev A: Proposed Site Plan (Dated 09/05/2024)
- Preliminary Bat Roost Assessment (Prepared by Gritstone Ecology; Dated 04/12/2024; Received 16/01/2025)
- Biodiversity Net Gain Assessment: Summary Report (Prepared by Gritstone Ecology; Dated March 2025; Received 26/03/2025)
- Biodiversity Metric (Dated 14/03/2025; Received 26/03/2025)
- Biodiversity Net Gain Condition Assessment (Received 26/03/2025)
- Email specifying proposed materials from agent (dated and received 03/06/25 at 09:37am)

Stamped as received by the City Council as Local Planning Authority on 09/09/2024 unless specified otherwise.

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.

3) Materials

Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. 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) C3 Use

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

Reason - In the 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.

5) Obscure glazing

Prior to the first occupation of the development hereby approved, the windows in the first and second floors of both the eastern and western (side) elevations of the properties shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) CMP

Prior to the commencement of the development hereby approved, a detailed demolition & construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- I. Display of an emergency contact number;
- II. Details of wheel washing;
- III. Compound locations where relevant;
- IV. Location, removal and recycling of waste;
- V. Routing strategy and swept path analysis;
- VI. Parking of construction vehicles and staff;
- VII. Sheeting over of construction vehicles.
- VIII. Parking of construction vehicles and staff;
- IX. Measures to control noise and vibration;

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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) Waste management

- a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

- 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.

8) Car parking

The car parking indicated on drawing referenced 2023/045-08 Rev A: Proposed Site Plan shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The car parking spaces shall then be available at all times whilst the dwellings are occupied.

Reason- To ensure that there is adequate parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development

Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

9) Flood Risk - SWD

Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence.
- Finalised surface water drainage layout including all components, levels and connectivity.
- Evidence of connection approval in principle.
- Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 of the core strategy.

10) Offsite highway works

Before the commencement of above ground construction works, details of highways works to Wilton Road that are required as part of the implementation of the development, for the avoidance of doubt, including:

Footway reinstatement on Wilton Road and installation of dropped kerbs for driveway access from Wilton Road.

Shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

11) EV charging

a) Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the first occupation of the development hereby approved, 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.

12) Cycle storage

Prior to the first occupation of the development hereby approved, details of the siting and appearance of arrangements for the storage of cycles shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

13) Contaminated Land

- a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

- b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.
- c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

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

14) Unexpected contamination

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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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

15) SBD

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

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

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

16) Boundary treatments

Notwithstanding details shown on approved drawing referenced 2023/045-08 Rev A (Proposed site plan) as received by the City Council as Local Planning Authority on 9th September 2024, prior to the first occupation of the development hereby approved, a plan indicating the positions, elevations, design, materials and type of boundary treatment/gates to be erected or retained shall be submitted to and approved in writing by the local planning authority. The boundary treatment/gates shall be completed before the dwellinghouses hereby approved are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

17) Landscaping

Prior to the first occupation of the development hereby approved, details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority and once approved 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.

18) RAMS - mammals

Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

19) Biodiversity enhancements

Prior to the first occupation of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

20) Environmental standards

Prior to above ground works commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The development shall only be implemented in accordance with the agreed measures.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

21) Nesting season

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

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy EN9 and EN15 of the Manchester Core Strategy.

22) Tree protection

All trees, shrubs and hedges within the development and / or trees whose root structure may extend within the development which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason- In order to avoid damage to trees/ shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Manchester Core Strategy.

23) Residential sound insulation

- a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilton Road and the trams shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night-time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night-time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

- 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 verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

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

24) PD restrictions

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, additional fenestration, 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.

Informatives:

1. Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to

safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

2. The proforma/ Waste Management Strategy for condition (7) must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location;
- Details of number and capacity of bins proposed and collection frequency.

Other details as per 'Waste Proforma v1.0' - refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

3. Application for off-site highways works condition (10) discharge may only be submitted following securing of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

4. Construction/demolition works shall be confined to the following hours:

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
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

21 Wilton Road, Manchester, M8 4NG, M8 4NG
23 Wilton Road, Crumpsall, Manchester, M8 4NG
65 Holland Road, Manchester, M8 4WP
18 Wilton Road, Crumpsall, Manchester, M8 4WQ
19 Wilton Road, Crumpsall, Manchester, M8 4NG
69 Holland Road, Manchester, M8 4WP
12 Wilton Road, Crumpsall, Manchester, M8 4WQ
27 Wilton Road, Crumpsall, Manchester, M8 4NG
21 Wilton Road, Crumpsall, Manchester, M8 4NG
56 Holland Road, Manchester, M8 4NQ
17 Wilton Road, Crumpsall, Manchester, M8 4NG
54 Holland Road, Manchester, M8 4NQ
25 Wilton Road, Crumpsall, Manchester, M8 4NG
23 Wilton Road, Crumpsall, Manchester, M8 4NG
67 Holland Road, Manchester, M8 4WP
16 Wilton Road, Crumpsall, Manchester, M8 4WQ

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
Area Team Boundary - Name: NORTH AREA