MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142616/JO/2025
Date registered valid:	2 April 2025
Proposal:	Variation of condition 2 (specified plans) attached to planning permission referenced 131891/FO/2021 to allow removal of glazed spandrel panels to the external walls and their replacement with a stepped recessed brick detail.
Address:	Land on the corner of Victoria Avenue and Chain Road, Manchester
Ward(s):	Higher Blackley Ward
Applicant:	Ms. Andrea Peak, Terra Nova Development Limited
Agent (if any):	Mr Adam Collinge, Bowker Sadler Architecture
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 May 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 25 April 2025

Standard consultations:
Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications
Printed: 16 April 2025 Expired: 10 May 2025

Site notice
Posted: 25 April 2025 Expired: 17 May 2025

Press advert
Published: 22 April 2025 Expired: 6 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a development site, formerly occupied by the Lion and Lamb public house, situated at the junction of Chain Road and Victoria Avenue.

The building was demolished some years ago and now comprises a development comprising of 12 dwellinghouse and apartment blocks, recently constructed.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located within a predominately residential area. The prevailing character is largely two-storey, terraced or semi-detached properties. Nearby is a primary school, local shops and leisure facilities.

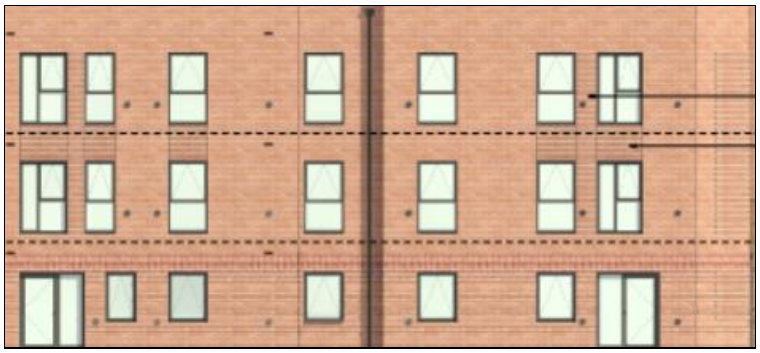
Description of development

Variation of condition 2 (specified plans) attached to planning permission referenced 131891/FO/2021 which allowed for the erection of 12 x 2 storey dwellinghouses (Use Class C3a), together with the erection of a three-storey building to form 20 residential apartments (Use Class C3a) with associated car parking, landscaping, boundary treatment and other associated works.

The minor amendments sought in this case relate to the replacement of central spandrel panels to the apartments block (block 2) with matching, recessed brickwork.

At the time of the Officer site visit, the proposed works had been completed.

Extract from approved elevation



Proposed elevation fronting Victoria Avenue

Photo showing as built elevation fronting Victoria Avenue

The developer has stated that they have experienced difficulties in getting the warrant provider (NHBC) to sign off the stacked/linked windows of the apartment block. Whilst the windows had been constructed in line with the approved planning drawings, NHBC asked for them to be removed and replaced with curtain walling (single combined window) and be pressure tested. The building, however, has not been constructed/detailed to accommodate a curtain wall , and the developer anticipates that this solution would not pass a retrofit pressure test. The alternative solution for which consent is sought is for the approved spandrel panels to be replaced with a stepped recessed brickwork detail.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection.

Flood Risk Management – The proposal does not alter previous responses.

Highway Services – No objection.

TfGM – No objection.

Greater Manchester Ecology Unit (GMEU) – No comments. General observations are provided with regard to local ecology.

Arboriculture – No comments.

Works and Skills - No comments.

Relevant Planning History

142376/NMC/2025

Non-material amendment to planning permission referenced 131891/FO/2021 to allow removal of glazed spandrel panels to the external walls and their replacement with a stepped recessed brick detail. *Refused 1 April 2025.*

139142/NMC/2024

Non-material amendment to condition 8 (ground conditions), 14 (ES), 17 (noise) and 21 (SBD) attached to planning permission 131891/FO/2021 to allow for phased occupation of the houses (Plots 1-4 and Plots 5-12) and the apartments (Plots 13-32). *Approved 13 March 2024*.

137827/NMC/2023

Non-material amendment to planning permission referenced 131891/FO/2021 to allow raised parapets and raising of cill to ground floor window to block 2. *Approved 22 August 2023.*

137197/NMC/2023

Non-material amendment to planning permission referenced 131891/FO/2021 to allow alterations to the main roof and entrance canopy. *Approved 14 June 2023*.

131891/FO/2021

Erection of 12, two storey dwellinghouses (Use Class C3a) together with the erection of a three-storey building to form 20 residential apartments (Use Class C3a) with associated car parking, landscaping, boundary treatment and other associated works. *Approved 17 March 2022.*

135103/FO/2022

Change of use from existing open space to private garden in connection with planning permission referenced 131891/FO/2021. *Approved 8 December 2022.*

Policy

Relevant policy is set out below:

-Manchester Core Strategy (2012) – Relevant polices SP1, H1, H3, EN1, EN3, EN4, EN5, EN6, EN9, EN10, EN14, EN15, EN16, EN17, EN18, EN19 and DM1.

-Unitary Development Plan for the City of Manchester (1995) –saved policy DC7, DC18, DC19, DC20 and DC26.

-Places for Everyone Joint Development Plan.

-Guide to Development in Manchester SPD (2007).

-Residential Quality Guidance.

-National Planning Policy Framework (NPPF).

Issues

Principle and Impact to Visual Amenity

Given the nature of the change, it is not considered that there would be any significant material impact to the character of the area or visual amenity.

Whilst undoubtedly the change would be noticeable compared to the original design, the proposed material change blends sympathetically into the fabric of the existing building and is consistent with the use of materials used on both the host building and the immediate area.

It is not believed that the elevational alterations would diminish the architectural merits of the building or raise any new planning issues or alter the conclusions of technical assessments approved as part of the original permission. The proposed amendment would therefore comply with all relevant, overarching policy and guidance. The proposed change is therefore considered to be minor and acceptable.

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout of the development. Further work and discussion shave taken place with the

applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1) The development must be begun not later than 17 March 2025.

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

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

Drawings referenced:

1050 Block 2 (sheet 1), 1051 Block 2 (sheet 2) and 1052 Block 2 (sheet), received by the City Council as Local Planning Authority on 2 April 2025.

18-002 1031 Rev D and 18-002 1032 Rev D received by the City Council, as Local Planning Authority on 6 June 2023.

18-002 1010 Rev E, 18-002 1011 Rev F, 18-002 1014 Rev A, 18-002 1030 Rev D, 18-002 1035 Rev E, 18-002 1036 Rev C, 18-002 1037 Rev D, 18-002 1038 Rev E, 18-002 1039 Rev C, 18-002 1040 Rev D, 18-002 1042 Rev C, 18-002 1043 Rev B and 333-01B (Landscape drawing) stamped as received by the City Council, as Local Planning Authority on 16 March 2022.

18-002 1012 Rev B, 18-002 1013 stamped as received by the City Council, as Local Planning Authority on 24 January 2022.

12851.201B 12851.201E Proposed Drainage Layout issued today, 12851.203 12851.203 A S104 Catchment Areas Plan , 333-01-A, 21.B.12851/303, 21.B.12851/304, 21.B.12851/305 stamped as received by the City Council, as Local Planning Authority on 23 February 2022.

101 Rev C, 201 Rev D, 202 Rev A and 206 stamped as received by the City Council, as Local Planning Authority on 28 February 2022.

12851.201E Proposed Drainage Layout stamped as received by the City Council, as Local Planning Authority on 14 March 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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

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

4) The development hereby approved shall be carried out in accordance with the Hedgehog Reasonable Avoidance Measures Method Statement (RAMMS) prepared by TEP stamped as received by the City Council, as Local Planning Authority on 11 October 2021.

The approved details shall be implemented for the duration of the site clearance works.

Reason - In the interest of protecting hedgehogs at the site pursuant to policy EN15 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Japanese Rose Management Plan prepared by LK Group stamped as received by the City Council, as Local Planning Authority on 11 October 2021.

The approved details shall be implemented for the duration of the site clearance works.

Reason - In the interest of removing the invasive species from the site pursuant to policy EN15 of the Manchester Core Strategy.

6) The development hereby approved shall be carried out in accordance with the Local Benefit Proposal prepared by Terra Nova Developments received by the City Council as Local Planning Authority on 24 January 2024, as agreed as part of condition discharge application referenced CDN/24/0045 and the Local Labour Plan (operational phase) dated 11 April 2024, prepared by John Southworth, received by the City Council as Local Planning Authority on 20 May 2024, as agreed as part of condition discharge application referenced CDN/24/0368.

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

7) The development hereby approved shall only be implemented in accordance with the drainage details received by the City Council, as Local Planning Authority on 13 April 2022, as agreed as part of condition discharge application referenced CDN/22/0239.

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

8) The development hereby approved shall be carried out in accordance with Phase 2 geo environmental investigation stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022. The development shall then be carried out in accordance with the approved details.

(b) When development commences, it shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of each phase of the development, as shown on the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024

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

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

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

9) The development hereby approved shall only be implemented in accordance with the Construction Management Plan and swept path plan, received by the City Council, as Local Planning Authority, on the 29 April 2022, agreed as part of condition discharge application referenced CDN/22/0283.

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

10) The development hereby approved shall only be implemented in accordance with the external materials specification, received by the City Council, as Local Planning Authority on 16 June 2022, agreed as part of condition discharge application referenced CDN/22/0404.

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

11) The window reveals and soffits for the development shall be carried out in accordance with drawings 18-002 1039 Rev A rev C, 18-002 1040 Rev B rev D, 18-002 1042 Rev C and 18-002 1043 rev B stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022

The extent of the window reveals and detailing will be as follows:

- Minimum window reveals 248 mm front elevation of the apartments only and 80 mm dwellings;
- Brickwork to Soffits to the windows on the front elevation of the apartments.

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

12) The boundary treatment shall be carried out in accordance with drawings 18-002 1012 Rev B, received by the City Council, as Local Planning Authority on 24 January 2022.

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

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

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

13) The development hereby approved shall only be implemented in accordance with the access restriction measures detailed on drawing referenced 18-002-1015, received by the City

Council, as Local Planning Authority on 16 June 2022, agreed as part of condition discharge application referenced CDN/22/0404.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of visual amenity and security of the car parking pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) The development hereby approved shall be carried out in accordance with the Energy and Environmental Statement Rev B, received by the City Council, as Local Planning Authority on 16 March 2022.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of each phase of the development, as shown on the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024.

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

15) The development hereby approved shall only be implemented in accordance with the Drainage Maintenance Plan produced by Carley Daines and Partners Ltd, received by the City Council as Local Planning Authority on 30 October 2023. as agreed as part of condition discharge application referenced CDN/23/0735.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the landscaping scheme shown on drawings referenced 333 01 Rev B and 18-002 Rev A, received by the City Council, as Local Planning Authority on 16 June 2022, as agreed as part of condition discharge application referenced CDN/22/0404.

The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

17) a) The development hereby approved shall only be implemented in accordance with the glazing and ventilation proposals contained within the Technical Memorandum V.1, produced by

SLR (Ref: 403.064791.00001) dated 8 September 2023, together with the accompanying drawings and window and door schedules, received by the City Council as Local Planning Authority on 18 September 2023, pursuant to condition discharge application referenced CDN/23/0624 and the information contained within the submitted SLR Consulting Indoor Ambient Noise Level Verification Report, Phase 2 (Ref: 403.066090.00001 Revision: 01, dated 28 March 2025), received by the City Council as Local Planning Authority on 31 March 2025, as agreed as part of condition discharge application referenced CDN/25/0316.

b) The development hereby approved shall only be implemented in accordance with the following documents, agreed as part of condition discharge application referenced CDN/24/0368 in relation to 1-2 and 4-12.

-Technical Memorandum (403.064791.00001) prepared by SLR, received by the City Council as Local Planning Authority on 7 May 2024;

-Indoor Ambient Noise Level Verification Report (403.064791.00001 - Rev 01) prepared by SLR, received by the City Council as Local Planning Authority on 7 May 2024;

-Assessment of the Internal Noise Report (DRUK/ACC/RS/JSBVADHBM/3277.1), prepared by Druk, received by the City Council as Local Planning Authority on 6 June 2024.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

18) The waste management arrangements shall be undertaken in accordance with the waste management proforma and 18-002 1010 Rev E stamped as received by the City Council, as Local Planning Authority, on the 15 and 16 March 2022 respectively.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

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

19) The development hereby approved shall only be implemented in accordance with the external lighting details shown on drawing referenced 2009/A (indicative external lighting locations), together with the details contained within the accompanying Outdoor Lighting Report (Ref: 24775-A-01) dated 17 July 2023, received by the City Council as Local Planning Authority on 18 September 2023, as agreed as part of condition discharge application referenced CDN/23/0624.

The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

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

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning

Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

21) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police, received by the City Council, as Local Planning Authority, on the 11 October 2021 and the submitted certificate confirming Secured by Design accreditation (silver award) (Ref: 2021/0325/SBD/01) dated 19 March 2025, received by the City Council as Local Planning Authority on 31 March 2025, as agreed as part of condition discharge application referenced CDN/25/0316 and
the submitted certificate confirming 'Secured by Design' accreditation for plots 1-12, received by the City Council as Local Planning Authority on 7 May 2024, as agreed as part of condition discharge application referenced CDN/24/0368.

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

22) The development hereby approved shall only be implemented in accordance with the cycle storage details shown on drawing referenced 1017 and on the accompanying cycle shed store specification, received by the City Council as Local Planning Authority on 6 June 2023, as agreed as part of condition discharge application referenced CDN/23/0365

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

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

23) The development hereby approved shall only be implemented in accordance with the highway works detailed on drawings referenced 21-B-12851-100/E, 21-B-12851-108/E, 21-B-12851-107/B, 21-B-12851-104/E, 21-B-12851-106/B, 21-B-12851-103/F, 21-B-12851-102/G and 21-B-12851-101/F, received by the City Council as Local Planning Authority on 24 January 2024, as agreed as part of condition discharge application referenced CDN/24/0045.

The approved scheme shall be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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

24) 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

25) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

26) The development hereby approved shall only be implemented in accordance with the Bat, Bird and Bug Box scheme detailed within the submitted report produced by TEP (Ref: 8990.006), received by the City Council as Local Planning Authority on 6 June 2023, as agreed as part of condition discharge application referenced CDN/23/0365.

The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

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

27) The car parking shall be surfaced and demarcated in accordance with 18-002 1010 Rev E stamped as received by the City Council, as Local Planning Authority on16 March 2022 and be available prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remain in use.

Reason - In the interest of ensuring sufficient car parking is provided pursuant to policy T2 of the Manchester Core Strategy.

28) The development hereby approved shall only be implemented in accordance with the electric vehicle charging details shown on drawing 1016, received by the City Council, as Local Planning Authority on 9 August 2022, agreed as part of condition discharge application referenced CDN/22/0562.

The approved details shall be place prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remain in use.

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

29) The development hereby approved shall only be implemented in accordance with the driveway drainage details received by the City Council, as Local Planning Authority on 9 August 2022, as agreed as part of condition discharge application referenced CDN/22/0562.

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

30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations 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 Manchester Core Strategy.

31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 3.

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

32) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

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

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

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

34) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the tree survey stamped as received by the City Council, as Local Planning Authority, on the 11 October 2021 and drawing 333-01B stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or

materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

35) The development hereby approved shall only be implemented in accordance with the submitted Residential Full Travel Plan (Ref: 3511, January 2025) prepared by Eddisons, received by the City Council as Local Planning Authority on 15 January 2025, as agreed as part of condition discharge application referenced CDN/25/0033.

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

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

36) The development hereby approved shall be carried out in accordance with the Affordable Housing Statement prepared by Great Places stamped as received by the City Council, as Local Planning Authority, on the 11 October 2021.

Reason - In the interest of providing affordable housing at the site pursuant to policy H8 of the Manchester Core Strategy.

37) The development hereby approved shall only be implemented in accordance with the photo voltaic panel details shown on drawing referenced 18-002 1100 and accompanying product specification, received by the City Council, as Local Planning Authority on 16 June 2022, agreed as part of condition discharge application referenced CDN/22/0404.

The approved details shall be brought into use prior to the first occupation of the dwellinghouses. The panels shall thereafter be retained and maintained in situ.

Reason In the interest of providing renewable energy at the site, pursuant to policy EN6 of the Manchester Core Strategy.

38) The development hereby approved shall be carried out in accordance with the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024.

Reason - This is a phased development pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) - Efforts should be made to identify the protected status of badgers and their setts. If at any stage holes of larger mammals are found, then all work including site clearance should cease until advice has been sought and implemented from a qualified ecologist.

- It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

- Regarding S278 agreements a deposit is required to begin an application; additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

- You should ensure that the proposal is discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the development due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
United Utilities Water PLC
Greater Manchester Ecology Unit

1J Chain Road, Manchester, M9 6AJ
1D Chain Road, Manchester, M9 6AJ
1F Chain Road, Manchester, M9 6AJ
1B Chain Road, Manchester, M9 6AJ
65 Victoria Avenue, Blackley, Manchester, M9 0RD
63 Victoria Avenue, Blackley, Manchester, M9 0RD
6 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
14 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
15 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
9 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
4 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
3 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
13 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
8 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
10 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
11 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
22 Chain Road, Manchester, M9 6GR
8 Alnwick Road, Manchester, M9 0RF
18 Alnwick Road, Manchester, M9 0RF
20 Alnwick Road, Manchester, M9 0RF
24 Alnwick Road, Manchester, M9 0RF
6 Chain Road, Manchester, M9 6QX
4 Chain Road, Manchester, M9 6QX
2 Chain Road, Manchester, M9 6QX
8 Chain Road, Manchester, M9 6QX
10 Chain Road, Manchester, M9 6QX
62 Symond Road, Manchester, M9 6QS
61 Victoria Avenue, Blackley, Manchester, M9 0RD
74 Victoria Avenue, Blackley, Manchester, M9 0RE
36 Chain Road, Manchester, M9 6GR
69 Victoria Avenue, Blackley, Manchester, M9 0RD
42 Chain Road, Manchester, M9 6GR
40 Chain Road, Manchester, M9 6GR
67 Victoria Avenue, Blackley, Manchester, M9 0RD
38 Chain Road, Manchester, M9 6GR
79 Victoria Avenue, Blackley, Manchester, M9 0RD
73 Victoria Avenue, Blackley, Manchester, M9 0RD
49 Victoria Avenue, Blackley, Manchester, M9 6RA
71 Victoria Avenue, Blackley, Manchester, M9 0RD
20 Chain Road, Manchester, M9 6GR
76 Victoria Avenue, Blackley, Manchester, M9 0RE

70 Victoria Avenue, Blackley, Manchester, M9 0RE
81 Victoria Avenue, Blackley, Manchester, M9 0RD
78 Victoria Avenue, Blackley, Manchester, M9 0RE
34 Chain Road, Manchester, M9 6GR
72 Victoria Avenue, Blackley, Manchester, M9 0RE
32 Chain Road, Manchester, M9 6GR
44 Chain Road, Manchester, M9 6GR
3 Chain Road, Manchester, M9 6GR
1 Chain Road, Manchester, M9 6GR
1C Chain Road, Manchester, M9 6AJ
3 Erskine Road, Manchester, M9 6RB
5 Erskine Road, Manchester, M9 6RB
12 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
1 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
77 Victoria Avenue, Blackley, Manchester, M9 0RD
1E Chain Road, Manchester, M9 6AJ
1G Chain Road, Manchester, M9 6AJ
26 Alnwick Road, Manchester, M9 0RF
46 Chain Road, Manchester, M9 6GR
1 Gaston Walk, Manchester, M9 6QD
231 Hill Lane, Manchester, M9 6RG
63A Victoria Avenue, Blackley, Manchester, M9 0RD
229 Hill Lane, Manchester, M9 6RG
7 Erskine Road, Manchester, M9 6RB
75 Victoria Avenue, Blackley, Manchester, M9 0RD
80 Victoria Avenue, Blackley, Manchester, M9 0RE
83 Victoria Avenue, Blackley, Manchester, M9 0RD
61 Symond Road, Manchester, M9 6QS
60 Symond Road, Manchester, M9 6QS
Cohens Chemist, 55 Victoria Avenue, Blackley, Manchester, M9 6BA
Avenue Medical Centre, 51 - 53 Victoria Avenue, Blackley, Manchester, M9 6BA
1 Erskine Road, Manchester, M9 6RB
2 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
7 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
5 Central House, Victoria Avenue, Blackley, Manchester, M9 6QL
62 Victoria Avenue, Blackley, Manchester, M9 0RE
66 Victoria Avenue, Blackley, Manchester, M9 0RE
64 Victoria Avenue, Blackley, Manchester, M9 0RE
68 Victoria Avenue, Blackley, Manchester, M9 0RE
16 Alnwick Road, Manchester, M9 0RF
12 Alnwick Road, Manchester, M9 0RF
22 Alnwick Road, Manchester, M9 0RF
10 Alnwick Road, Manchester, M9 0RF
4 Alnwick Road, Manchester, M9 0RF
2 Alnwick Road, Manchester, M9 0RF
14 Alnwick Road, Manchester, M9 0RF
6 Alnwick Road, Manchester, M9 0RF
1 Chain Walk, Manchester, M9 6QY
1H Chain Road, Manchester, M9 6AJ

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 -
Area Team Boundary - Name: NORTH AREA