Planning

Growth & Development

Delegated officer report for planning application

Application no.	141842/JO/2025
Date registered valid:	3 February 2025
Proposal:	Variation of condition 2 (specified plans) to alter position of air source heat pumps attached to planning permission 136127/JO/2023
Address:	Yew Tree Manor, Yewtree Lane, Manchester
Ward(s):	Northenden Ward
Applicant:	Mr Craig Collishaw, LNC Property Developments Ltd
Agent (if any):	Mr Alex Webster-Brown, Jackson Design Associates
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24th April 2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 20.02 and 24.04.2025

Standard consultations:
Printed: 13 February 2025 Expired: 6 March 2025

Neighbour notifications
Printed: 13 February 2025 Expired: 6 March 2025

Site notice
Posted: 20 February 2025 Expired: 13 March 2025

Press advert
Published: 18 February 2025 Expired: 4 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within a residential area to the south of the M60 Ring Road and to the west of Princess Road/M56. The former Manchester College site on Sale Road is located approximately 150m to the south. Residential accommodation in the area is predominantly 2 storeys in height and construct post war as part of the southern expansion of the city in Wythenshawe.

A recent redevelopment of the former MCC Yard and Cringlewood Social Club car park for 14 no. two storey dwellinghouses bounds the site to the west, whilst to the east on the opposite side of Willenhall Road is an incidental open space with residential properties set around. To the rear of the site are further two storey residential properties on Barry Road which have rear gardens that bound the application site.

The application site originally consisted of a nursing and residential care home with the original core of Yew Tree House being a double-fronted, three bay, two storey house which appears to be shown on historic mapping from at least 1882.

Planning approval reference 134207/FO/2022 was granted in October 2022 for the demolition of the existing building and the redevelopment of the site for the erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated

infrastructure. This planning approval was subsequently varied under permission reference 136127/JO/2023 granted on the 24th November 2023 to allow for amendments to the acoustic boundary treatment along the northern boundary. This planning approval has begun on site with works well progressed to deliver the development.

Description of development

The application proposals are for the altering of the position of the air source heat pump (ASHPs) compound associated with the development. As a result of the relocation of this element of the development consequential amendments are proposed to the approved landscaping scheme.

The ASHP would be relocated centrally along the northern boundary of the site adjacent to existing boundary treatments that separate the site from the residential properties to the north. The need for this alteration is set out within the supporting statement accompanying the application which indicates that this is due to further progression with the mechanical and technical designs which have identified that the current approved location is too close to the northern façade of the building and the boundary of the site for the ASHPs to function and operate properly. An updated acoustic report has been prepared to support the relocation of the equipment.

The proposed amendments to the landscaping scheme are to enable the relocation of the ASHPs. The applicant confirms that there would be no overall reduction in amenity space from that previously provided and the elements previously included in the scheme are retained including the planting of a range of trees within the rear amenity area.

Consultations & Notification Responses

Neighbouring properties were notified of the application and a site notice and advertisement placed in the Manchester Evening News, two responses were received by neighbouring properties a summary of the comments made is set out below:

- Occupiers of a nearby residential property are greatly affected by noise due to the nature of the occupiers disability;
- Have had cause to speak to contractors about leaving generators running overnight which causes distress and lack of sleep.
- Are unable to enjoy our outdoor amenity space or open windows due to the construction works taking place.
- The new area for the ASHPs would directly impact on property and use of private outdoor amenity space due to the noise they will create 24/7 and 365 days a year.
- Not being able to open windows will reduce airflow within our home and cause issues such as mould growth
- The revised plans doesn’t contain many trees so privacy will be lost as we are overlooked. The landscaping has changed at least 6 times according to the information box on the plan.
- The revised siting will unfavourably effect on property value due to noise and background hum that the pumps will create.
- The build in general is large and resident now overlooked by the balconies.

MCC Environmental Health - Have no objection to the variation to the positioning of the proposed Air Sour Heat Pump enclosure and the proposed acoustic fencing. There will still need to be a verification report prepared and approved for condition 16 which will need to be re-attached to any decision.

Planning History

134207/FO/2022 - Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building. Approved 13.10.2022

136127/JO/2023 - Variation of condition no. 2 (approved drawings), attached to planning permission 134207/FO/2022, to allow for amendments to the acoustic boundary treatment along the northern boundary. Approved 24.11.2023

139801/NMC/2024 - Non-material amendment to planning approval reference 136127/JO/2023 to allow amendments to: Rearrangement of stair core to allow for compliant fire escape distances; adjustments to the position of bedroom windows; Doors and windows on east elevation; adjustment to flat roof above external second floor terrace on west elevation. Approved 18.04.2024

141112/NMC/2024 - Non Material Change to approval reference 136127/JO/2023 to relocate external Air Source Heat Pump area. Refused 18.10.2024

CDN/22/0923 - Application to discharge conditions 3 (construction management), 4a (retained trees), 5 (contaminated land) and 10 (biodiversity) attached to planning permission 134207/FO/2022.

CDN/23/0159 - Discharge of Condition 6 (Surface Water Drainage), 7 (Acoustic Insulation), 13 (External Equipment) and 27 (Historic Environment) attached to planning permission 134207/FO/2022

CDN/24/0121 - Discharge of Condition 9 (Materials) of planning permission 136127/JO/2023

CDN/24/0898 - Discharge of conditions 8 (landscaping), 13 (external equipment), 17 (internal waste management) ,18 (Highways works), 22 (electric vehicle charging points) and 26 (Obscure Window Design) from planning approval reference 136127/JO/2023

CDN/25/0229 - Discharge of conditions 17 (Waste Management) and 20 (Travel Plan - in part) attached to planning permission referenced 136127/JO/2023.

Policy

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in December 2024. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through `which locally-prepared plans for housing and other development can be produced.' It states that `at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would be beneficial to the well-being of potential residents accessing the provided residential care and support. Consideration must be made of the potential impacts of the proposals on existing residential dwellings.

Chapter 14 Meeting the challenge of climate change, flooding and coastal change sets out how the planning system should support the transition to net zero by 2050. The proposals seek to maximise the efficiency of low carbon heating source for the approved development.

The following paragraphs are of importance in considering the current proposals.
Para 135 - Developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, sympathetic to local character and history and establish or maintain a strong sense of place.
Para 139 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
Para 164 - New development should be planned for in ways that help to reduce greenhouse gas emissons, such as through its location, orientation and design.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. The Places for Everyone joint development plan document was approved in March 2024 by 9 Greater Manchester authorities and now forms part of the City's development plan. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, the Places for Everyone DPD, saved UDP policies and other Local Development Documents.'

The following Core Strategy policies are relevant to the development:
Policy SP 1 Spatial Principles
Policy EN1 - Design Principles
Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
Policy EN 6 - Target Framework for CO2 reductions from low or zero carbon energy supplies
Policy DM1 -Development Management

Places for Everyone Joint Development Plan document policies relevant to the development are:
Policy JP-S1: Sustainable Development
Policy JP-S2: Carbon and Energy
Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
Policy JP-P1 Sustainable Places
Policy JP-P6: Health

Unitary Development Plan (UDP) saved policies -The following saved policies are relevant to the assessment of the development:
Policy DC26 (Development and noise)

Issues
Principle - The continued use of the site for the provision of care home provision within the City is accepted and the principle of the redevelopment of the site in the form proposed following demolition of the buildings on site has previously been accepted. There have been no significant alterations to the policy position since the granting of the original planning permission or the nature or context of the area to alter this view.

In view of the proposed amendments to the positioning of the air sour heat pump compound and associated acoustic fencing to the northern part side of the site further consideration is required on the residential amenity impacts of this amendment including noise implications

together with impacts on the visual amenity of the area. The proposals also result in consequential impacts on the approved landscaping scheme which also requires assessment.

Residential Amenity - The original application was supported by a noise impact assessment which was assessed by MCC Environmental Health at the time of consideration of the original proposals. Conditions were recommended to ensure the predicted noise levels within the development meet the respective guideline levels.

The applicant has indicated that to ensure the operational functionality of the air source heat pumps the compound needs to be relocated on the site to ensure the correct amount of air flow and to ensure they operate properly. The previous location of the ASHPs was on the northern boundary closer to Willenhall Road adjacent to outdoor amenity space associated with the properties located on the corner of Willenhall Road and Barry Road, the relationship of the approved location of the equipment to existing residential properties was therefore similar.



Previously approved landscape layout with ASHP location to the top right



Proposed layout of ASHP (centre top) and revised landscape layout

It is noted that concerns have been raised about the impacts of the equipment on people more susceptible to noise that live in close proximity. The indicated repositioning of the equipment together with the supporting information and technical note have been full assessed by MCC Environmental Health who raise no objections to the proposed amendment and repositioning of the air source heat pumps. MCC EH note that the relocation is not considered to give rise to greater impacts than those assessed against the original position of the equipment and the applicant would still be required to verify that the levels set within the approved acoustic report have been met prior to the full operation of the equipment.

Whilst the concerns raised are acknowledged, the proposals have been fully considered and it is not considered that they would warrant refusal of the proposals.

Visual Amenity - The proposed amendment would lead to additional acoustic treatment by way of boundary fence to part of the northern edge of the boundary. The proposed acoustic fence would have a similar height to that previously approved having a vertical height of 2.1m and would have a timber finish with no gaps. It is not considered that this alteration would give rise to significant impacts on the visual amenity of the area and is marginally over the permitted height of 2 metres in such a location.

Landscaping – The proposed amendments to the landscaping scheme are as a result of the re-siting of the ASHP compound. The amended proposals would still include for hedge and tree planting across the rear of the site although it is noted that several trees proposed along the northern boundary have been re-sited across the amenity space due to the ASHP compound position. The proposals are still considered to be acceptable and would provide a suitable outdoor amenity space for occupiers of the development and would provide some softening of intervening views from the existing residential properties to the north.

Other matters – A number of condition discharge applications have been approved since the granting of the original planning permission, as a result a number of conditions are updated to refer to the approved details.

Concerns have been raised about the building and its scale; these were originally considered acceptable through the granting of planning permission and the current application does not seek to make any amendments to the building previously approved.

Conclusion - The effective operation of equipment to support the transition away from fossil fuel reliance for heating of buildings is a key national, regional and local policy. The need for the alteration of the proposed air source heat pump equipment to maintain efficient and functional operation of this equipment to support the care facility is therefore a key consideration in balancing the impacts of the proposals. In this instance full consideration has been made to the potential for impacts on nearby residents from the operation of the repositioned equipment, and whilst it is acknowledged that some impacts may arise, the overall benefits of the proposals together with the pre-operation requirement for the testing of the equipment to ensure the predicted noise levels are achieved, are considered to outweigh these impacts in this instance.

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

The application has been determined in a positive and proactive manner. Issues that have arisen during the course of the application have been discussed with the applicant's agent and additional information relating to the fencing around the air source heat pumps has been provided.

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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission 134207/FO/2022 that date being 13th October 2022.

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:

Landscape Layout reference 201 Rev F
As received by the City Council as local planning authority on the 6th January 2025
Proposed Site sections reference L0206-130 Rev B
Proposed site plan reference L0206-105 Rev C
As received by the City Council as local planning authority on the 7th October 2022

Recycle Store reference L0206-114 Rev A
All as received by the City Council as local planning authority on the 7th September 2022

Bat Emergence Survey prepared by Rachel Hacking Ecology September 2022
As received by the City Council as local planning authority on the 20th September 2022

Road Safety Audit Stage 1 reference Highway Associates 2022/CR/1667
As received by the City Council as local planning authority on the 23rd September 2022

Environmental Standards Statement prepared by BWB
Lighting Impact Assessment prepared by BWB
Crime Impact Statement prepared by GMP design for security reference 2022/0268/CIS/01 Rev A
As received by the City Council as local planning authority on the 8th July 2022

Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited
Local Labour Agreement Undertaking dated 23/06/2022
Site Waste Management Proforma ref PP-11332213 prepared by Cameron Rose Associates
Geo Environmental Investigation prepared by Earth Environmental and Geotechnical Report Ref: A4701/22/SI/V2 June 2022
Noise Impact Assessment ref 220454 prepared by BWB
Arboricultural Survey prepared by ACS Consulting dated June 2022
Extended Phase1 Habitat Survey and Daytime Bat Survey prepared by Rachel Hacking Ecology April 2022
Proposed basement plan L0206-110 As received by the City Council as local planning authority on the 29th June 2022

Boundary Treatment Plan reference 23-2516(90)007 and Landscape Layout reference 101 Rev G, Proposed ASHP Area Details 23-2516(90)009 all as received by the City Council as local planning authority on the 6th January 2025

The approved Drawings and Documents associated with Condition Discharge reference CDN/22/0923
The approved Drawings and Documents associated with Condition Discharge reference CDN/23/0159
The approved Drawings and Documents associated with Condition Discharge reference CDN/24/0121
The approved drawings and Documents associated with conditions 18,22 and 26 Condition Discharge Reference CDN/24/0898

The approved drawings and Documents associated with conditions 17 and 20 (in part) Discharge Reference CDN/25/0229

23-2516(22)001-C05-Ground Floor and Basement GA Floor Layouts
23-2516(22)002-C03-First Floor GA Floor Layout
23-2516(22)003-C03-Second Floor GA Floor Layout
23-2516(21)001-C02-Proposed GA Elevations (Colour) Sheet 1 of 2
23-2516(21)002-C04-Proposed GA Elevations (Colour) Sheet 2 of 2
All as received by the City Council on the 17th April 2024

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) The development shall be carried out in accordance with the approved Demolition and Construction Management Plan as received by the City Council as local planning authority on the 7th February 2023 under condition discharge request reference CDN/22/0923.

Reason - In the interests of residential amenity and highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (b) and (c) below

shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

a) The tree protection measures and method statement for works contained in the Arboricultural Method Statement prepared by ACS consulting (November 2022) received by the City Council as local planning authority on the 20th December 2022 under condition discharge application reference CDN/22/0923 shall be undertaken 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.

(b) 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)

(c) 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.

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 Core Strategy.

5) The development hereby approved shall be undertaken in accordance with the recommendations of the Geo Environmental Investigation report dated June 2022 and Remediation Strategy November 2022 both prepared by Earth Environmental and Geotechnical as received by the City Council as local planning authority on 20th December 2022 under condition discharge request reference CDN/22/0923.

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 policy EN18 of the Core Strategy.

6) The development shall be undertaken in accordance with the surface water drainage scheme approved under condition discharge reference CDN/23/0159.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG and Core Strategy policies EN08, EN14 and EN17.

7) The scheme for acoustically insulating the residential accommodation approved under condition discharge reference CDN/23/0159 shall be completed before any of the dwelling units are first occupied.

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 saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

8) The landscaping scheme as set out on drawing references 101 Rev G and 201 Rev F shall be implemented not later than 12 months from the date the building is 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.

9) The development shall be carried out in accordance with the agreed external materials approved under condition discharge reference CDN/24/0121.

Reason - In the interests of the amenity and character of the area where the development is located pursuant to policies SP1 and DM1 of the Core Strategy.

10) The development shall be carried out in accordance with the Biodiversity Enhancements as agreed under condition discharge request reference CDN/22/0923 including the additional details of bat and bird boxes to be installed as received on the 6th April 2023.

Reason - In the interests of ecology and biodiversity enhancement of the site following its redevelopment pursuant to policy EN15 of the Core Strategy.

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

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

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

12) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Prior to commencement of the use hereby approved, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

13) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved Noise Impact Assessment prepared by BWB Consulting ref 220454 as received by the City Council as local planning authority under condition discharge reference CDN/23/0159 on the 7th March 2023 and shall be implemented in full before the use commences.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

14) Prior to the first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development to acoustically insulate it conforms to the recommendations and requirements in the approved acoustic consultant's report agreed under condition 7 of this planning permission. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

15) Prior to the first occupation of the development a verification report will be required to validate that the work undertaken for the installation of the approved external lighting scheme throughout the development conforms to the recommendations and requirements in the Lighting Impact Assessment prepared by BWB. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

16) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the scheme contained within the approved Noise Impact Assessment prepared by BWB Consulting ref 220454 as received by the City Council as local planning authority under condition discharge reference CDN/23/0159 on the 7th March 2023.

b) Prior to the first use of the development hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic assessment set out in part a) of this condition. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

c) In the event of any non-conformity with the approved scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

17) Prior to the first use of the development hereby approved, the details of internal bin storage areas as contained within condition discharge reference CDN/25/0229 shall be incorporated into the development together with the agreed details within the waste management strategy as received by the City Council as local planning authority on the 29th June 2022 together with drawing reference L0206-114 Rev A 'Recycle Store'; L0206-105 Rev B 'Proposed Site Plan', which shall all remain in situ thereafter whilst the development is in use.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

18) Prior to the first use of the development hereby approved, the full details of highway works as approved under condition discharge reference CDN/24/0898 shall be carried out in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

19) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme agreed under condition 6 of this approval shall be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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 EN17 and EN18 of the Core Strategy

20) The development shall be operated in accordance with the agreed Travel Plan received by the City Council as local planning authority on the 11th March 2025 under condition discharge reference CDN/25/0229. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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 to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

21) The cycle store indicated on the approved basement plan shall be installed prior to the first use of the development hereby approved and shall remain in situ whilst the development is in use.

Reason - To ensure adequate access to secure cycle parking facilities by occupiers of the development pursuant to policy T1 and DM1 of the adopted Core Strategy.

22) Prior to the first use of the development hereby approved, the agreed details of the 4 no. electric vehicle charging points as approved under condition discharge reference CDN/24/0898 shall be installed and be made ready for use and shall be retained on site for use thereafter.

Reason - To promote sustainable development and in the interests of local air quality pursuant to policy EN16 of the Manchester Core Strategy (2012).

23) The car parking as indicated on the approved site layout drawing, shall be laid out and demarcated prior to the first occupation of the development hereby approved and shall be retained thereafter for sole use by the occupiers of the development.

Reason - To ensure that adequate car parking provision is available for the occupiers of the development pursuant to Core Strategy policy DM1.

24) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

25) The planning permission hereby granted relates to the use of the development as a residential care home (Class C2) only and for no other purpose.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

26) Before first occupation the scheme for obscurely glazing the ground and first floor windows in the north and west elevations serving areas identified as 'seating areas' on the approved plans as approved under condition discharge reference CDN/24/0898 shall be installed and be retained in situ whilst the use is in operation.

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.

27) The approved Historic Environment Record prepared by Buttress dated January 2023 received by the City Council as local planning authority on the 7th March 2023 as agreed under condition discharge application reference CDN/23/0159 shall be deposited to the Greater Manchester Historic Environment Record prior to the first occupation of the hereby approved development.

Reason - In the interests of the historic interest of the buildings on site pursuant to policy EN3 of the Core Strategy and section 16 ' Conserving and enhancing the historic environment' of the NPPF.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

11 Cherry Blossom Close, Manchester, M23 0GW
10 Cherry Blossom Close, Manchester, M23 0GW
54 Barry Road, Manchester, M23 0FA
Flat At, Beech House, Yewtree Lane, Manchester, M23 0EA
62 Barry Road, Manchester, M23 0FA
56 Barry Road, Manchester, M23 0FA
50 Barry Road, Manchester, M23 0FA
16 Willenhall Road, Manchester, M23 0DT
66 Barry Road, Manchester, M23 0FA
64 Barry Road, Manchester, M23 0FA
60 Barry Road, Manchester, M23 0FA
58 Barry Road, Manchester, M23 0FA
52 Barry Road, Manchester, M23 0FA
18 Willenhall Road, Manchester, M23 0DT
15 Willenhall Road, Manchester, M23 0DT
14 Willenhall Road, Manchester, M23 0DT
12 Willenhall Road, Manchester, M23 0DT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA