MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Nigel Graham
The Guinness Partnership Ltd
7th Floor
350 Euston Road
Regents Place
London
NW1 3AX

Agent (if used)

John McCall Architects
No1 Arts Village
Henry Street
Liverpool
L1 5BS

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking), 14 (EV charging points), 15 (boundary treatments), 16 (landscaping), 20 (ES statement) and 27 (affordable housing statement) from planning permission reference 135788/FO/2022 to allow for removal of vehicle gates and highways revisions, landscaping scheme revisions, submission of solar panel details and changes to proposed house types.

Location: Former White Moss Road Day Care, Benmore Road, Manchester, M9 6LD

Date of application: 3 October 2024

Application number: 141050/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

Condition(s) attached to this decision

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

-Application Form, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Environmental Standards Statement, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Highspeed Broadband Connection Details, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Topographical Survey, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ecology Report- Part 1- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ecology Report- Part 2- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ecology Report- Part 3- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008- Section 4- 7, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008- Appendix B Envirocheck Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Agency & Hydrological (1) stamped as received by the City Council as Local Planning Authority on 19 December 2022. -Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Agency & Hydrological (2) stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Geological, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Industrial Land Use, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Data Suppliers, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Historical Mapping & Photography, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Lancashire and Furness, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Manchester, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck10k Raster Mapping, stamped as received by the City Council as Local Planning Authority on 19 December 2022. -Transport Assessment, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Tree Survey or Information- Arboricultural Constraints and Opportunities Report, stamped as received by the City Council as Local Planning Authority on 1 February 2023.
-Drawing- Proposed- Benmore Road Street Elevations, numbered PL.004A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type A1- Block 4, numbered PL.009C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type 2A- Block 3, numbered PL.010C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 3B 5P- Unit Type 1B- Block 10, numbered PL.011B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8, numbered PL.012B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7, numbered PL.013C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9, numbered PL.014C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 3B 5P Type 1- Blocks 1,2,6,8, numbered PL.015A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 1- Block 7, numbered PL.016A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 2- Block 5,9, numbered PL.017A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 1A- Block 4, numbered PL.018A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 2A- Block 3, numbered PL.019A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 3B 5P Type 1B- Block 10, numbered PL.020A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Supporting Information- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 13 June 2023.
-Supporting Information- Typical Window Detail, stamped as received by the City Council as Local Planning Authority on 16 June 2023.
-Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 17 July 2023.
-Supporting Information- Swept Path Analysis, numbered 1570 REV P02, stamped as received by the City Council as Local Planning Authority on 21 July 2023.
-Ecology Report- Bat Roosting Assessment, stamped as received by the City Council as Local Planning Authority on 3 August 2023.
-Tree Survey or Information- Landscaping Scheme, stamped as received by the City Council as Local Planning Authority on 7 August 2023.
-Drawing- Proposed- Boundary Treatments, numbered PL.008E, stamped as received by the City Council as Local Planning Authority on 7 September 2023.
-Drawing- Site Plan- Proposed, numbered PL.003F, stamped as received by the City Council as Local Planning Authority on 7 September 2023.
-Drawing- Proposed- Position of Air Source Heat Pumps, numbered PL.024, stamped as received by the City Council as Local Planning Authority on 15 September 2023.
-Correspondence- Agent Confirming Use of Fabric First Approach and ASHPs, stamped as received by the City Council as Local Planning Authority on 15 September 2023.

As varied by:
-Drawing- Proposed- Site Plan, numbered PL.003, stamped as received by the City Council as Local Planning Authority on 6 March 2025.

-Drawing- Proposed- Boundary Treatments, numbered PL.008G, stamped as received by the City Council as Local Planning Authority on 18 September 2024.
-Drawing- Proposed- 2B 4P Block Type C- Block 4, numbered PL.009E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P Block Type B- Block 3 Floor Plan & Elevation, numbered PL.010E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 3B 5P Block Type F- Block 10 Floor Plan & Elevation, numbered PL.011F, stamped as received by the City Council as Local Planning Authority on 21 March 2025.
-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8 Plans & Elevation, numbered PL.012F, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7 Floor Plans & Elevation, numbered PL.013E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9 Floor Plans & Elevations, numbered PL.014E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Block Type A- Blocks 1,2,6,8, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B4P Block Type E- Block 7, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type D- Block 5,9, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Block Type C- Block 4, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type B- Block 3, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Type F Block 10, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 21 March 2025.
-Drawing- Proposed- EV Charging Point Plan, numbered PL.027B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Tree Information- Section 73 Landscape Plan, numbered PL.030, stamped as received by the City Council as Local Planning Authority on 17 January 2025.

-Supporting Information- Project 500 Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Supporting Information- Longi_Datasheet, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Supporting Information- Section 38 Agreement Plan, numbered BEN-AJP-ZZ-00-DR-C-1590-AB2, stamped as received by the City Council as Local Planning Authority on 3 April 2025.
-Supporting Information- External Works Plan, numbered BEN-AJP-ZZ-00-DR-C-1400-AB1, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

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

3) The development hereby approved shall only be done in accordance with the following external material details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Schedule of Materials, numbered PL.026 C', stamped and received by the City Council as Local Planning Authority on 5 February 2024.

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

4) The proposal shall be carried out in accordance with 'Supporting Information- Typical Window Detail', stamped as received by the City Council as Local Planning Authority on 16 June 2023, in relation to window reveals.

For the avoidance of doubt the window reveal should be minimum 195mm deep.
Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:
-Drawing- Proposed- 2B 4P Block Type C- Block 4, numbered PL.009E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P Block Type B- Block 3 Floor Plan & Elevation, numbered PL.010E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 3B 5P Block Type F- Block 10 Floor Plan & Elevation, numbered PL.011F, stamped as received by the City Council as Local Planning Authority on 21 March 2025.
-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8 Plans & Elevation, numbered PL.012F, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7 Floor Plans & Elevation, numbered PL.013E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9 Floor Plans & Elevations, numbered PL.014E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Block Type A- Blocks 1,2,6,8, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B4P Block Type E- Block 7, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type D- Block 5,9, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Block Type C- Block 4, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type B- Block 3, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Type F Block 10, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

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

6) The development hereby approved shall only be done in accordance with the following Construction Management Plan (CMP) details, agreed as part of condition discharge application referenced CDN/24/0096:
-Supporting Information- Vibrock Seismograph V901- Calibration Certs, stamped and received by the City Council as Local Planning Authority on 27 March 2024.
-Supporting Information- Vibrock-Operator-Manual, stamped and received by the City Council as Local Planning Authority on 27 March 2024.
-Noise Assessment or Information- Noise Assessment, stamped and received by the City Council as Local Planning Authority on 27 March 2024.
-Supporting Information- Construction Environmental Management Plan, stamped and received by the City Council as Local Planning Authority on 4 April 2024.

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

7) The development hereby approved shall only be done in accordance with the following highway works details, agreed as part of condition discharge application referenced CDN/23/0803:
-Drawing- Proposed- External Works Layout, numbered BEN AJP ZZ 00 DR C -1400 P01, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- S38/S278 Agreement Plan, numbered BEN AJP ZZ 00 DR C -1590 P01, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- Section 38 Typical Details, numbered BEN AJP ZZ 00 DR C -1530 P01, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- S278 Permit Application Proforma, stamped and received by the City Council as Local Planning Authority on 20 December 2023.
-Correspondence- FW_210671H- Benmore Road, Manchester M9 6LG.EML, stamped and received by the City Council as Local Planning Authority on 20 December 2023.

As varied by:
-Supporting Information- Section 38 Agreement Plan, numbered BEN-AJP-ZZ-00-DR-C-1590-AB2, stamped as received by the City Council as Local Planning Authority on 3 April 2025.
-Supporting Information- External Works Plan, numbered BEN-AJP-ZZ-00-DR-C-1400-AB1, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

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

8) a) The development hereby approved shall only be done in accordance with the following waste management details, agreed as part of condition discharge application referenced CDN/23/0803:
-Drawing- Proposed- Typical Block External Works, numbered L.004A, stamped and received by the City Council as Local Planning Authority on 12 January 2024.

-Supporting Information- Vehicular Tracking Plan, numbered BEN AJP ZZ 00 DR C - 1570 P02, stamped and received by the City Council as Local Planning Authority on 12 January 2024.
-Waste Management- Waste Management Strategy, stamped and received by the City Council as Local Planning Authority on 5 February 2024.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) Before the occupation of the development, car parking areas shown on 'Drawing- Proposed- Site Plan, numbered PL.003', stamped as received by the City Council as Local Planning Authority on 6 March 2025, shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) The development hereby approved shall only be done in accordance with the following drainage details, agreed as part of condition discharge application referenced CDN/24/0096:
-Flood Risk Assessment or Drainage- Infiltration Testing Results, stamped and received by the City Council as Local Planning Authority on 13 February 2024.
-Supporting Information- Calibration Certificates, stamped and received by the City Council as Local Planning Authority on 14 March 2024.
-Flood Risk Assessment or Drainage- Proposed SW Network, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Drawing- Proposed- S104 Agreement Plan, numbered BEN-AJP-ZZ-00-DR-C-1000-P04, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Drawing- Proposed- Domestic Drainage Layout, numbered BEN-AJP-ZZ-00-DR-C1001-P01, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Drawing- Proposed- S104 Control Manhole Detail, numbered BEN-AJP-ZZ-00-DR-C1090-C0, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Flood Risk Assessment or Drainage- Design Drawing, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Flood Risk Assessment or Drainage- Hydraulic Characteristics, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Supporting Information- UU Section 104 Pre Start Invoice, stamped and received by the City Council as Local Planning Authority on 26 March 2024.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) The development hereby approved shall only be done in accordance with the following flood risk management details, agreed as part of condition discharge application referenced CDN/25/0084:

-Supporting Information- Videos x12, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Flood Risk Assessment- AJP Ref: 223-008, dated 30 June 2023, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- MSCC5 Sewers & Drainage GB (SRM5 Scoring), stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- S104 Agreement Plan, numbered 223-008 BEN-AJP-ZZ-00-DR-C-1000 AB, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- Section 104 Pre-Start Form with Invoice, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- External Works Details, numbered DR-C-1430 P01, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Photos- Photos re Drainage, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Photo- Hydro Brake Benmore, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Photo- Hydro Brake Benmore 2, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Supporting Information- Hydro Brake Design Drawing, numbered SHE-0100-5000-1350-5000, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Supporting Information- Hydro Brake Hydraulic Characteristics, numbered SHE-0100-5000-1350-5000, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Supporting Information- Hydro International Delivery Note, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Photo- Permeable Paving x4, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Drainage Information- Section 104 Email, stamped and received by the City Council as Local Planning Authority on 26 March 2025.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) a) The development hereby approved shall only be done in accordance with the following noise/acoustic details, agreed as part of condition discharge application referenced CDN/24/0096:
-Supporting Information- Discharge of Condition 12 numbered 50-477-TN1, stamped and received by the City Council as Local Planning Authority on 13 February 2024.
-Supporting Information- Discharge of Condition 12 numbered 50-477-TN1-2, stamped and received by the City Council as Local Planning Authority on 13 February 2024.
-Supporting Information- Discharge of Condition 12 numbered 50-477-TN1-3, stamped and received by the City Council as Local Planning Authority on 13 February 2024.

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

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

13) a) The development hereby approved shall only be done in accordance with the following ground conditions details as approved through 135788/FO/2022:
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008', stamped as received by the City Council as Local Planning Authority on 19 December 2022.
And details agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Remediation Method Statement, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- Condition 13- Response to Environmental Health, stamped and received by the City Council as Local Planning Authority on 12 January 2024.
-Supporting Information- BEK- UKWIR Risk Assessment, stamped and received by the City Council as Local Planning Authority on 17 January 2024.

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

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

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

14) a) The development hereby approved shall only be done in accordance with the following EV charging details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Block Compliance, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Drawing- Proposed- EV Charging Point Plan, stamped and received by the City Council as Local Planning Authority on 11 January 2024.
As varied by:
-Drawing- Proposed- EV Charging Point Plan, numbered PL.027B, stamped and received by the City Council as Local Planning Authority on 6 March 2025.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

15) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans 'Drawing- Proposed- Boundary Treatments, numbered PL.008G', stamped as received by the City Council as Local Planning Authority on 18 September 2024.

The approved details shall be retained in accordance with the details and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

16) Prior to occupation of the development the Landscaping Plan shall be implemented in accordance with the approved plans 'Tree Survey or Information- Section 38 Landscape Scheme, numbered PL.030A', stamped as received by the City Council as Local Planning Authority on 17 January 2025.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

17) The development hereby approved shall only be done in accordance with the following cycle storage details, agreed as part of condition discharge application referenced CDN/25/0084:
-Supporting Information- 5X3 Pent Bike Shed, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drawing- Proposed- Bike Storage Locations, numbered PL.032, stamped and received by the City Council as Local Planning Authority on 30 January 2025.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) The development hereby approved shall only be done in accordance with the following invasive species details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Eradication Plan for Invasive Species (Japanese Knotweed), stamped and received by the City Council as Local Planning Authority on 22 November 2023.

Reason - To prevent the spread of Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

19) The development hereby approved shall only be done in accordance with the following bio-diversity measure details, agreed as part of condition discharge application referenced CDN/24/0991:
-Drawing- Proposed- Bat and Bird Boxes, numbered PL.029, stamped and received by the City Council as Local Planning Authority on 22 October 2024.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

20) The development hereby approved shall be carried out in accordance with 'Supporting Information- Environmental Standards Statement', stamped as received by the City Council as Local Planning Authority on 19 December 2022, 'Drawing- Proposed- Position of Air Source Heat Pumps, numbered PL.024', stamped as received by the City Council as Local Planning Authority on 15 September 2023 and 'Correspondence- Agent Confirming Use of Fabric First Approach and ASHPs', stamped as received by the City Council as Local Planning Authority on 15 September 2023. And
-'Supporting Information- Longi_Datasheet', stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Block Type A- Blocks 1,2,6,8, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B4P Block Type E- Block 7, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type D- Block 5,9, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Block Type C- Block 4, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type B- Block 3, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Type F Block 10, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

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

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

21) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme 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 report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

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 policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) Prior to any above ground works, details of any locations of enclosures and samples of the materials, design and colouration to be used for any acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials and shall be retained as such at all times 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, pursuant to policy DM1 of Manchester's Core Strategy.

23) 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 Core Strategy.

24) 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 (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 Core Strategy.

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

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

26) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Crime Impact Statement', stamped as received by the City Council as Local Planning Authority on 19 December 2022. 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.

27) Upon the first occupation of the authorised houses, the development shall be fully implemented in accordance with the following document 'Supporting Information- Project 500 Affordable Housing Statement', stamped as received by the City Council as Local Planning Authority on 6 March 2025, which confirms the provision of a total of 20 houses for Social Rent in relation to the Former White Moss Road Day Care site (10no. 2B 4P and 10No. 3B 5P).

The approved details shall be retained in accordance with the requirements of the statement at all times thereafter.

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

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, 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.

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

31) The development hereby approved shall only be done in accordance with the following tree removal details, agreed as part of condition discharge application referenced CDN/23/0803:
-Ecology Report- Condition 31 Bats, stamped and received by the City Council as Local Planning Authority on 20 December 2023.

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

32) The development hereby approved shall only be done in accordance with the following small mammals' details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Condition 32- Hedgehogs, stamped and received by the City Council as Local Planning Authority on 20 December 2023.

Reason- To protect hedgehogs, which could be found on the site and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority: Monday - Friday: 7.30am - 6pm Saturday: 8.30am - 2pm Sunday / Bank holidays: No work.

MCC records highlights an underground culverted watercourse (Lionfield Brook) is located within close proximity to the site (approximately 30m north of the site and 60m west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

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

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

Where there is a requirement to stop up or divert an existing section of highway or footpath (under either a S116 Highways Act 1980 or S247/S257 Town and Country Planning Act 1990) a discussion should be undertaken with the Statutory Approvals Team, so an appropriate process can be determined and taken forward, at the applicants expense. The following link provides access:
https://www.manchester.gov.uk/directory_record/287711/permission_to_permanently_clos
e_a_highway_-_stopping_up_order/category/355/highways_and_pavements

Date: 2 May 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.