

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141051/JO/2024

Date registered valid: 3 October 2024

Proposal: Variation of condition numbers: 2 (Specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking) and 16 (boundary treatments) from planning permission reference 135802/FO/2022 to allow for changes to landscaping including loss of street trees, changes to boundary treatment, stopping up on Wanley Walk footpath to extend gardens, changes to PV panel locations, changes to house types, and discharge of condition 17 (landscaping) attached to 135802/FO/2022.

Address: Land At Whitemoss Road And Woodmere Drive, Manchester

Ward(s): Charlestown Ward

Applicant: Mr Nigel Graham, The Guinness Partnership Limited

Agent (if any): John McCall, John McCall Architects

Case officer: Katie Raw
Tel: 0161 234 4164
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Recommendation: Approve

Date of recommendation: 1 April 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 18 October 2024

Standard consultations:

Printed: 7 October 2024 Expired: 28 October 2024

Neighbour notifications

Printed: 7 October 2024 Expired: 28 October 2024

Site notice

Posted: 18 October 2024 Expired: 8 November 2024

Press advert

Published: 15 October 2024 Expired: 29 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to the Land at Whitemoss Road and Woodmere Drive within the north Manchester ward of Charlestown. The site is irregular in shape, with a steep change in levels from north to south. The site can be accessed off White Moss Road to the north and Dam Head Drive to the south. The site is bounded by White Moss Road to the north, properties in connection with Cullen Grove to the east, Dam Head Drive to the south and properties in connection with Lilstock Walk to the west. Public footpaths of Lilstock Walk and Wanley Walk cut through the application site.

During the site visit, the land consisted of open grassed areas with sections of soft landscaping and trees across the site. The site is open for use by members of the public with public footpaths offering easy access across the site. The immediate area is residential in context, except the area to the south of the site consisting of dense forestry in connection with Baileys Wood.

Description of area

The area immediately surrounding the site is characterised by two storey properties, although they differ in design and property formation, and there are some flats sitting within three storey blocks. To the south of the site consists of an estate including properties off Haverfield Road, Woodmere Road and Dam Head Drive. These properties consist of a Radburn style estate with properties consisting of angular roofs, red brick, two storey dwellinghouses with the estate

characterised by large areas of communal parking including those off Woodmere Drive and Dam Head Drive. All the properties to the south of the site face away from the applicant site. Properties to the north of the applicant site on White Moss Road look onto the road and consist of red brick, two storey dwellinghouses, again following a Radburn style layout. Properties to the east of the applicant site are more traditional in size and form, however, appear to some degree to follow a Radburn style layout. These properties do not benefit from individual driveways but rather benefit from a large communal parking space accessible from Cullen Grove. These properties benefit from more generous rear gardens than those properties to the west and south west of the applicant site.

Description of development

The current application seeks variation of condition numbers: 2 (Specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking) and 16 (boundary treatments) from planning permission reference 135802/FO/2022 to allow for changes to landscaping including loss of street trees, changes to boundary treatment, stopping up on Wanley Walk footpath to extend gardens, changes to PV panel locations, changes to house types, and discharge of condition 17 (landscaping) attached to 135802/FO/2022.

The scheme of 135802/FO/2022 as previously approved sought consent for the erection of 30 x 2 storey dwellinghouses (Class C3) together with associated parking, landscaping and boundary treatment.

The scheme had been amended significantly from the original submission. 8 units were omitted during the course of the application. This is due to issues with both adverse amenity implications and an objection raised by United Utilities resulting in either the diversion of the United Utilities water main and existing sewers, or a re-design of the site layout. The developer decided to reduce the number of units to try to mitigate the concerns of United Utilities.

The 30 unit scheme would create:

4no. 2B4P properties (house type 1 at 83m²),
11no. 2B4P properties (house type 2 at 83m²),
2no. 2B4P properties (house type 3 at 83m²),
1no. 2B4P properties (house type 4 at 83m²),
12no. 3B5P properties (house type 1 at 96 m²).

The site would effectively be split into two parts. Blocks 6- 16 would be accessible from White Moss Road using a proposed access road and Blocks 1-5 would be accessible from the existing road of Dam Head Drive. Block 1-5 and Block 12 would face onto the existing roads and the remaining blocks would look onto the proposed access road.

The properties would consist of pairs of semi-detached properties or detached properties. All the properties would benefit from off street parking, either 1 or 2 spaces, a private rear garden, an EV charging point, an Air Source Heat Pump and PV panels on the roof of the properties.

Each property would benefit from secure rear boundaries with lockable access gates to the rear and boundaries to the front would benefit from brick walls and railings. The existing public footpaths would be retained allowing members of the public to still utilise the existing paths, although they would be diverted.

Proposed Amendments

The following amendments are proposed to the approved scheme of 135802/FO/2022:

-Changes to boundary treatment. This includes a variety of changes which are detailed further on in the report.

-Changes to the landscaping:

This takes the form of the loss of the street trees. The street trees were referred to within condition 7 (highway works) and were offered along the new access road off Whitemoss Road in front of blocks 7- blocks 16. Given the street trees would be lost, the LPA would consider such loss if they had sight of a detailed landscaping scheme for the development. As such, this application also seeks to discharge condition 17 (landscaping) to allow the variation to be fully considered.

-Stopping up Wanley Walk footpath to extend gardens:

Within the approved scheme of 135802/FO/2022, the existing path to the rear of blocks 13, 14, 15 and 16 remained in place. Concern from colleagues in GMP of the possibility for anti-social behavioural issues in such location with the creation of a tight alleyway has resulted in the stopping up of Wanley Walk and extending the rear gardens of the blocks to incorporate the land of Wanley Walk. This has amended the site edged red of the development site slightly, involving an increase in area size.

-Changes to PV panel locations:

PV panel locations were updated to show the arrangement and number of panels provided by consultants that allow the developer to achieve the energy requirements necessary. This has impacted the approved elevations.

For block type A (blocks 1, 2, 6, 9,14) this has resulted in a reduction of PV panels on the front elevation, with some panels relocated to the rear elevation.

For block type B (block 11) this has resulted in a reduction of PV panels to the front elevation.

For block type C (block 13) this has resulted in the relocation of PV panels from the primary elevations to the rear, and reduction in the number of PV panels.

For block type D (blocks 5, 8, 10, 16) this has resulted in the reduction of PV panels on the front elevation, with some panels relocated to the rear elevation.

For block type E (blocks 3, 15) this has resulted in the reduction of PV panels to the front elevation.

For block type F (block 12) this has resulted in the reduction and re-location of PV panels on the front elevation.

For block type G (blocks 4, 7) this has resulted in the re-positioning of PV panels on the front elevation and addition of solar panels to the rear elevation.

-House type changes:

The scheme of 135802/FO/2022 approved:

	House Type	Total
	2B4P House Type 1 @ 83m ²	4
	2B4P House Type 2 @ 83m ²	11
	2B4P House Type 3 @ 83m ²	2
	2B4P House Type 4 @ 83m ²	1
	3B5P House Type 1 @ 96m ²	12
		30

All parking spots to be 6m x 3m

Through the current proposal, the site plan illustrates the following property types:

	House Type	Total
	2B4P House Type 1 @ 83m ²	4
	2B4P House Type 2 @ 83m ²	12
	2B4P House Type 3 @ 83m ²	2
	3B5P House Type 1 @ 96m ²	10
	3B5P House Type 2 @ 96m ²	1
	3B5P House Type 3 @ 96m ²	1
		30

All parking spots to be 6m x 3m

The amendment involves the loss of 2B4P house type 4. This relates to unit 24 (block 13) which has been amended to house type 2.

The 12 3B5P properties have been divided into 3 property types, rather than the 1 type approved. This impacts unit 21 and 22. Unit 21 is now categorised as 3B5P type 2 and unit 22 is characterised by 3B5P house type 3.

Negotiations during the Course of the Application

During the course of the application, the agent supplied a location plan with the inclusion of a significant amount of further land to the south of the site. This was not accepted and the SER was reverted back to the location plan of 135802/FO/2022 as discussed with the agent.

The loss of proposed street trees resulted in amendments to condition 7 (highway works) which was added into the application during the course of the assessment and colleagues in Highway Services reviewed such variation.

To ensure the LPA were happy with the loss of street trees, the agent was invited to discharge condition 17 (landscaping) within the variation application, to understand the overall provision of trees across the site. This was added into the application.

The agent requested the two acoustic fence types were added into the application for review. Further changes to the boundary treatment plan were identified and considered.

Condition 15 was omitted from the variation application as this condition is not to be amended as part of the application.

Changes to the location of PV panels on the proposed roofs were added to the application for consideration.

Changes to house types were included into the application for consideration.

Further Planning History

CDN/24/1185- Discharge of conditions 3 (materials), 6 (CMP), 7 (highway works), 8a (waste management), 10 (drainage), 12a (noise), 13a (ground conditions), 15a (air quality), 19 (renewable technology), 24 (CEMP) and 29 (part i, ii and iii) (affordable housing) attached to planning permission referenced 135802/FO/2022.

Split decision- approved and refused 12 March 2025.

083793/FO/2007/N1- Grass Verge At Junction With Haverfield Road And White Moss Road-
Siting of double Royal Mail pouch box.
Approved 1 November 2007.

068188/VO/2003/N1- Land At End Of Dam Head Drive And Wanley Walk- CITY COUNCIL
DEVELOPMENT- Erection of site compound comprising 4 No portacabins enclosed by 1.8m
high "Heras" fencing for temporary 20 week period beginning on 10th August 2003.
Approved 30 June 2003.

065616/VO/NORTH1/02- CITY COUNCIL DEVELOPMENT Temporary change of use from
dwelling to site office in connection with refurbishment programme for 6 months.
Withdrawn 31 July 2002.

030557- Area of land fronting White Moss Road, adjacent to Dam Head & White Moss housing
estate, Blackley- CITY COUNCIL DEVELOPMENT Provision of 2 kick-around areas, fencing,
wild natural area, landscaping & seating.
Approved 10 March 1988.

F05681/LA- Area of undeveloped land adjacent to - White Moss Road, Dam Head Estate-
Application for Deemed Planning Permission Provision of a childrens playground equipped with
moving and static play equipment, landscaping and seating.
Decision unknown October 1976.

Consultations & Notification Responses

Local Residents

Local Residents were consulted and one comment was received. The neighbour sought
clarification as to the extent of development including which streets and which existing car
provision would be impacted as a result of the proposal.

Highway Services

The following comments of note were received from colleagues in Highway Services:
Highways have no objections to the proposed variations of the conditions in principle.

The proposed car parking and EV provision is considered acceptable from a Highways
perspective. Each driveway space should be a minimum of 6m length x 3m width.

The proposed boundary treatments are considered acceptable from a Highways
perspective as they maintain visual permeability.

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_close_a_highway_-_stopping_up_order/category/355/highways_and_pavements

The applicant should confirm that they have the support of the landowner for this project.

On 12 December 2025 Highway Services confirmed they accepted the loss of the proposed street trees as per the variation proposed to condition 7 (highway works).

Following a re-notification period, Highway Services confirmed their initial comments remain applicable.

Environmental Health

Environmental Health reported no concerns with the variation application, as long as condition 15 remains in place in the decision notice.

On 7 March 2025, Environmental Health Officer noted the proposed EVCPs were missing from the proposed site plan and should be shown.

Through an attempt to discharge condition 12a (noise) attached to 135802/FO/2022 under CDN/24/1185, the EHO confirmed they accepted the use of 2no. acoustic fences for the gardens of certain plots which they could accept and addressed plot 5 of their comments relating to this condition.

Neighbourhood Team Leader (Arboriculture)

No objection raised from the Neighbourhood Team Leader (Arboriculture) subject to the proposed planting plan being implemented.

Following the inclusion of discharging condition 17 as part of this application, the Neighbourhood Team Leader (Arboriculture) confirmed they have no objection to the proposed planting plan and species selection.

MCC Flood Risk Management

The LLFA comments would remain the same as the previous application no. 135802/FO/2022, as the outline Flood Risk Assessment & Drainage Strategy remains unchanged.

The LLFA still recommend the inclusion of conditions 1 and 2 listed below.

The LLFA have the following comments:

1. On the basis that the applicant has demonstrated that investigations have taken place to as far as reasonably practicable, and no culverted asset has been found, the objection can be lifted.

Detail: Intrusive site investigations have been presented for the indicative risk of a culverted ordinary watercourse crossing the site. We have added a recommended Informative to cover residual risk.

2. We recommend the proposals for the UU public sewer assets onsite are clarified before determination of this application, in-line with the UU objection notice.

Detail: The LLFA recommends masterplan-related drainage matters (such as requirements for appropriate easements between drainage assets and buildings) are dealt with before determination. This is because of the risk they cannot be resolved later by Condition when a masterplan is approved by the Decision Notice.

Once the UU public sewer asset proposals are clarified to meet UU's criteria, we would recommend the following Conditions:

Condition 1: No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

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.

Condition 2: No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been 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.

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.

We recommend the following Informative is included in the Decision Notice:

Informative:

MCC records highlighted an indicative risk that the underground Lionfield Brook is located within close proximity to the site. Intrusive site investigations to determine whether the asset is onsite have been undertaken to support the planning application. The investigations have not found the asset onsite. 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.

Greater Manchester Police

The following comments from Greater Manchester Police were received:

The proposed alterations to boundary treatments (i.e. low-level railings to enclose front gardens/driveways and removal of pedestrian/vehicle gates) will be acceptable.

On 7 March 2025, GMP confirmed they had no further comments to make within the re-notification process.

Environment Agency

The EA confirmed they would not be commenting on the application as they did not recommend the conditions for discharge, as they were out of their consultation checklist.

United Utilities Water PLC

The following comments of note were received from UU:

Following a review of the submission and the site history, we have noted no conditions were placed to protect the United Utilities water main. We recommend that this response is read alongside our response to the original application, referenced 135802/FO/2022.

The changes made in this Section 73 need to be considered alongside any proximity to existing United Utilities infrastructure. This includes any amendments to boundary proposals as per condition 16.

We will not allow development over or in proximity to a United Utilities water main. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines'.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

As outlined above, a water main crosses the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines'.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

Further guidance notes were provided for the agent's review.

Greater Manchester Ecology Unit

GMEU confirmed they had no comments to make on the variation application.

No further comments were received during the re-notification process.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 5. Delivering a sufficient supply of homes
- ii. Chapter 8. Promoting healthy and safe communities
- iii. Chapter 9. Promoting sustainable transport
- iv. Chapter 11. Making effective use of land
- v. Chapter 12. Achieving well-designed places
- vi. Chapter 14. Meeting the challenge of climate change, flooding and coastal change

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Of relevance are:

- Policy SP1 (Spatial Principles) (last bullet point of the policy removed following the adoption of the Places for Everyone Joint Development Plan).
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) (part of policy replaced by PfE policy JP-S2).
- Policy EN 8 (Adaptation to Climate Change) (part of policy replaced by PfE policies JP-S2, JP-S4 and JP-G8).
- Policy EN9 (Green Infrastructure)
- Policy EN14 (Flood Risk) (part of policy replaced by PfE policy JP-S4).
- Policy EN15 (Biodiversity and Geological Conservation) (part of policy replaced by PfE policy JP-G8).
- Policy EN 16 (Air Quality) (part of policy replaced by PfE policy JP-S5).
- Policy EN18 (Contaminated Land and Ground Stability)
- Policy EN19 (Waste)
- Policy H1 (Overall Housing Provision) (part of policy replaced by PfE policy JP-H1).
- Policy H3 (North Manchester)
- Policy H 8 (Affordable Housing) (part of policy replaced by PfE policy JP-H2).
- Policy T1 (Sustainable Transport) (part of policy replaced by PfE policy JP-C1).
- Policy T2 (Accessible Areas of Opportunity and Need)
- Policy DM1 (Development Management).

Unitary Development Plan

Saved Policies Large elements of the UDP have been superseded by the Core Strategy.

The following saved policies are of relevance in the consideration of this application:

- DC7- New housing development
- DC26- Development and noise.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

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

The policies of relevance are:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.
- v. JP-C1- An integrated network
- vi. JP- H2- Affordability of new housing
- vii. JP- G9- A net enhancement of biodiversity and geodiversity
- viii. JP- S6- Clean Air

ISSUES

The current application seeks variation of condition numbers: 2 (Specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking) and 16 (boundary treatments) from planning permission reference 135802/FO/2022 to allow for changes to landscaping including loss of street trees, changes to boundary treatment, stopping up on Wanley Walk footpath to extend gardens, changes to PV panel locations, changes to house types, and discharge of condition 17 (landscaping) attached to 135802/FO/2022. Each amendment will be discussed in turn.

Changes to Boundary Treatment

Within the approval of 135802/FO/2022, type M3 (1100mm metal railing gates) were proposed to secure the front gardens and off street parking spaces. However, due to financial constraints, the current variation seeks the removal of pedestrian and vehicle gates across the site. Only in two locations would the metal railing gates remain and this is for the double aspect properties of unit 20 and unit 23 to secure the pedestrian access from Whitemoss Road. Given the separation between the front amenity space with the use of boundary treatment, the loss of such gates are not considered to detrimentally harm the resultant appearance of the proposal.

The front of the properties would primarily benefit from either 1100mm metal railings (type M2) or 1100mm metal railing on retaining wall (type M2B), this has been changed from type M1 (brick wall with metal railings). Whilst the loss of the brick wall to some degree in this location is regrettable and would create a more visually appealing appearance than the variation proposal, given the properties still benefit from treatment to create a sense of separation to the front of properties and given the properties would create affordable housing options, in this instance it can be considered acceptable. The varied proposal does still retain the use of the type M1 (brick wall with metal railings) to the entrance of the new access road, including to units 20, 21 and 23. This is welcomed to create a sense of distinction to the entrance of the new development and offers more security to those properties mentioned due to the dual aspect of unit 20 and 23. In other circumstances, 1100mm metal railing on retaining wall (type M2B) will be used due to height variations across the site. This is considered acceptable.

Changes to boundary treatment are also proposed to units 1 to 5 to incorporate a retaining wall. To units 1 the same boundary type would be used but with the introduction of a retaining wall. For unit 5 type M2 (900mm brick wall with 1200mm timber fence) would be amended with type F1B (2100mm fencing on retaining wall). Whilst the boundary treatments would be amended to include an increase in height (with increase of retaining wall), given the boundary treatment would remain the same and due to the changes in height across the scheme, the changes are not considered detrimental.

The boundary treatment would also be amended to incorporate the land following stopping up Wanley Walk. This change will be discussed in further detail later on in the report.

Further changes would also be made between blocks 13 and 14, blocks 14 and 15, and blocks 15 and 16, and blocks 9 and 10. This includes the removal of boundary treatment type B1 (900mm brick wall with 1200mm timber fencing) to be amended to either type F2 (1800mm timber fencing) or type M2B (1100mm metal railing on timber wall). It is not considered this amendment would adversely affect the development. In some circumstances, the 2.1 metre boundary treatment separating the front of properties would be amended with a lower and visually permeable boundary treatment which is welcomed to ensure an adequate level of visual permeability for cars coming off driveways, to avoid any potential conflict with pedestrians.

The boundary treatment plan has also been amended to introduce 2no. acoustic fence types:
>Type F3 2100mm timber fencing (acoustic fencing) to unit 23.
>Type B1 600mm brick wall with 1500mm timber fencing between piers (acoustic fencing) to unit 23 and unit 20.

As part of an attempt to discharge condition 12a (noise) relating to 135802/FO/2022 (CDN/24/1185), the agent proposed the introduction of acoustic fencing. Such acoustic fencing is included within the proposed boundary treatment plan. Type F3 2100mm timber fencing (acoustic fencing) would be installed to unit 23. The overall height of this section of boundary treatment would remain the same to that already approved. Whilst previously part of the 2.1 metre fence was a trellis, the acoustic fencing has a 2.1 metre solid timber fence. This is a minor amendment, helps achieve acoustic insulation on the scheme and therefore does not give rise to any concern.

Similarly, type B1 600mm brick wall with 1500mm timber fencing between piers (acoustic fencing) is proposed to unit 23 and unit 20. The overall height of boundary treatment would not alter from the height approved under 135802/FO/2022. This is a minor amendment, helps achieve acoustic insulation on the scheme and therefore does not give rise to any concern.

It is to be noted whilst Environmental Health accept the introduction of the acoustic fencing, that condition 12a (noise) relating to 135802/FO/2022 is still yet to be discharged as further

information is required and the condition wording would therefore remain the same as the wording supplied for the condition under 135802/FO/2022. The height of the two acoustic type fencing would not change and would in both cases be retained at 2.1 metres.

It is to be noted there are further changes that have not been discussed within the section of this report. However, the changes to the boundary treatment have been assessed and the proposed boundary treatment is considered acceptable. The changes to the boundary treatment are considered acceptable and the boundary treatment condition, and any further conditions would be amended to this effect. Highways and GMP reviewed the changes to boundary treatment and raised no objections to the revised scheme. It is considered the variations proposed 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.

Changes to the Landscaping

This takes the form of the loss of the street trees. The street trees were referred to within condition 7 (highway works) and were offered along the new access road off Whitemoss Road in front of blocks 7- blocks 16. Given the street trees would be lost, the LPA would consider such loss if they had sight of a detailed landscaping scheme for the development. As such, this application also seeks to discharge condition 17 (landscaping) to allow the variation to be fully considered.

The loss of street trees are regrettable. However, to mitigate harm caused from the removal of the street trees, the developer was asked to provide a soft and hard landscaping plan for review. Both a hard and soft landscaping scheme was provided for review. The scheme would involve the planting of 23 front garden trees and 1945 hedges across the site. Further, 3 trees would be retained on the site. MCC Neighbourhood Trees reviewed the scheme and were satisfied with the planting plan and species proposed.

A discussion took place with colleagues in Highway Services as the scheme would no longer provide street trees, which were mentioned within highway works condition 7. Highways mentioned the need for a financial contribution to be provided in place of those trees no longer being provided. However, on the basis the developer can provide an acceptable landscaping plan showing an adequate provision of trees, given the trees are not required for the development and highway to function and given the strategic Council significance of the proposal, it was not considered appropriate to ask for such contribution. Highway Services accepted this position. Whilst reference to street trees would be omitted from condition 7, all other parts of condition 7 would remain on the decision notice for any approval granted.

Given the review of the landscaping scheme, it is considered the proposed landscaping scheme would improve the quality of the development and the visual amenity of the area in accordance with Manchester Core Strategy policies SP1, EN9 and DM1.

Stopping up Wanley Walk Footpath to extend Gardens

Within the approved scheme of 135802/FO/2022, the existing path to the rear of blocks 13, 14, 15 and 16 remained in place. Concern from colleagues in GMP of the possibility for anti-social behavioural issues in such location with the creation of a tight alleyway has resulted in the stopping up of Wanley Walk and extending the rear gardens of the blocks to incorporate the land of Wanley Walk. This has amended the site edged red of the development site slightly, involving an increase in area size.

As a result of the proposal, Wanley Walk would be stopped up and incorporated within the rear gardens of blocks 13-16. This would be beneficial to the existing and new residents, as it would omit an area that could be used for ASB and loitering. As the boundary treatment at the point to the rear of blocks 13-16 would be a 2.1 metre timber fence, the resultant alleyway would have felt confined and may not have been welcoming for local residents. The loss of such alley is considered to increase the safety of local users and therefore an improvement to community safety, pursuant to Policy DM1 of the Core Strategy. A 2.1 metre fence would be installed at the back of the site and so an appropriate boundary treatment has been proposed. It is acknowledged however the loss of Wanley Walk would result in the loss of such communal path which is used for currently. However, given the use of the grassed area would change from public space to private properties, the removal of this footpath is considered appropriate. Other public footpaths would remain around the site offering short cuts for surrounding residents.

Further, the variation would increase the amount of rear amenity space for plots 13-16. Whilst it is noted the increase would be minor, this is still welcomed and pursuant to Policy DC1 of the UDP.

Highway Services and GMP reviewed this amendment and did not raise any concern. Highway Services requested an informative relating to the stopping up of Wanley Walk and this would be attached to the decision notice of any approval granted.

The revised site plan and boundary treatment plan would be conditioned within any approval granted.

Changes to PV Panel Locations

PV panel locations were updated to show the arrangement and number of panels provided by consultants that allow the developer to achieve the necessary energy requirements. This has impacted the approved elevations.

For block type A (blocks 1, 2, 6, 9,14) this has resulted in a reduction of PV panels on the front elevation, with some panels relocated to the rear elevation.

For block type B (block 11) this has resulted in a reduction of PV panels to the front elevation.

For block type C (block 13) this has resulted in the relocation of PV panels from the primary elevations to the rear, and reduction of PV panels.

For block type D (blocks 5, 8, 10, 16) this has resulted in the reduction of PV panels on the front elevation, with some panels relocated to the rear elevation.

For block type E (blocks 3, 15) this has resulted in the reduction of PV panels to the front elevation.

For block type F (block 12) this has resulted in the reduction and re-location of PV panels on the front elevation.

For block type G (blocks 4, 7) this has resulted in the re-positioning of PV panels on the front elevation and addition of solar panels to the rear elevation.

It is not considered that this amendment would give rise to any adverse amenity implications to surrounding properties or the proposed residents of the scheme. The amendment is a small change and ensures the proposal can reach the necessary energy standards. Oversight of such energy calculations would be validated when the developer comes to discharge condition 20 (ES statement) of the approval. As such, the amendment is considered pursuant to policies SP1, EN4 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.

The Manchester Airport Safeguarding Officer was not consulted as part of the original application and so no consultee responses were expected for this variation.

Changes to the Approved House Types

The scheme of 135802/FO/2022 approved:

	House Type	Total
	2B4P House Type 1 @ 83m ²	4
	2B4P House Type 2 @ 83m ²	11
	2B4P House Type 3 @ 83m ²	2
	2B4P House Type 4 @ 83m ²	1
	3B5P House Type 1 @ 96m ²	12
		30

All parking spots to be 6m x 3m

Through the current proposal, the site plan illustrates the following property types:

	House Type	Total
	2B4P House Type 1 @ 83m ²	4
	2B4P House Type 2 @ 83m ²	12
	2B4P House Type 3 @ 83m ²	2
	3B5P House Type 1 @ 96m ²	10
	3B5P House Type 2 @ 96m ²	1
	3B5P House Type 3 @ 96m ²	1
		30

All parking spots to be 6m x 3m

The amendment involves the loss of 2B4P house type 4. This relates to unit 24 (block 13) which has been amended to house type 2. Unit 24 also related to block type C. Having compared the approved floor plans of unit 24 with the amended floor plans, there are no amendments to the placement of windows and doors, nor any internal changes. As such, this change does not give rise to any adverse amenity implications to the proposed resident or surrounding properties.

The 12no. 3B5P properties have been divided into 3 property types, rather than the 1 type approved. This impacts unit 21 and 22. Unit 21 is now categorised as 3B5P type 2. Unit 21 (block 12) is also referred to as block type F. Having compared the approved floor plans of unit 21 with the amended floor plans, there are no amendments to the placement of windows and doors, nor any internal changes. As such, this change does not give rise to any adverse amenity implications to the proposed resident or surrounding properties.

Unit 22 is characterised by 3B5P house type 3. Unit 22 (block 12) is also referred to as block type F. Having compared the approved floor plans of unit 22 with the amended floor plans, there are no amendments to the placement of windows and doors, nor any internal changes. As such, this change does not give rise to any adverse amenity implications to the proposed resident or surrounding properties.

As such, the amendments to the house types are not considered to have any adverse impact. The agent advised the changes to house types were purely graphical to help the contractor better differentiate between the unit types. This is considered acceptable, pursuant to Core Strategy Policies DM1 and SP1.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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 the variations proposed would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

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

1) The development must be begun not later than 24 April 2027.

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:

-Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 20 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Whitemoss Road, numbered

077873-CUR-00-XX-RP-GE-007-V01, stamped as received by the City Council as Local Planning Authority on 20 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Dam Head Drive, numbered 077873-CUR-00-XX-RP-GE-009-V01, stamped as received by the City Council as Local Planning Authority on 20 December 2022.

-Ground Survey- Whitemoss Road Report Letter, numbered 077873-CUR-00-XX-RPGE-040-P01, stamped as received by the City Council as Local Planning Authority on 20 December 2022.

-Ground Survey- Dam Head Drive Report Letter, numbered 077873-CUR-00-XX-RPGE-042-P01, stamped as received by the City Council as Local Planning Authority on 20 December 2022.

-Waste Management- Site Waste Management Plan, stamped as received by the City Council as Local Planning Authority on 20 December 2022.

-Flood Risk Assessment or Drainage- Intrusive Ground Search Location Plan, numbered Figure 2, stamped as received by the City Council as Local Planning Authority on 29 June 2023.

-Flood Risk Assessment or Drainage- Intrusive Ground Search Results, numbered TP101, stamped as received by the City Council as Local Planning Authority on 29 June 2023.

-Supporting Information- Affordable Housing Statement, numbered P500, stamped as received by the City Council as Local Planning Authority on 22 November 2023.

-Application Form, stamped as received by the City Council as Local Planning Authority on 14 December 2023.

-Drawing- Proposed- Planting Plan, numbered GM12467-002B, stamped as received by the City Council as Local Planning Authority on 23 January 2024.

-Supporting Information- Environmental Standards Statement, stamped as received by the City Council as Local Planning Authority on 23 January 2024.

-Ecology Report- Preliminary Ecological Appraisal, stamped as received by the City Council as Local Planning Authority on 23 January 2024.

-Transport or Travel Information- Transport Statement, stamped as received by the City Council as Local Planning Authority on 23 January 2024.

-Drawing- Proposed- Typical Window Detail, numbered PL.028C, stamped as received by the City Council as Local Planning Authority on 1 February 2024.

-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 9 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE A - BLOCKS 1, 2, 6, 9, 14, numbered PL.009A, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE B- BLOCK 11, numbered PL.010A, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE C- BLOCK 13, numbered PL.011A, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE D- BLOCKS 5, 8, 10, 16, numbered PL.012A, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE E- BLOCKS 3,15, numbered PL.013B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE F- BLOCK 12, numbered PL.014A, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE G- BLOCKS 4, 7, numbered PL.015A,

stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Elevations- 3B5P BLOCK TYPE A, BLOCKS 1, 2, 6, 9 & 14, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- 2B4P BLOCK TYPE B - BLOCK 11 ELEVATIONS, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- Elevations: 2B4P BLOCK TYPE C - BLOCK 13, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- 2B4P BLOCK TYPE D - BLOCKS 5, 8, 10 & 16 ELEVATIONS, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- 2B4P BLOCK TYPE E - BLOCKS 3 & 15 ELEVATIONS, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- 3B5P BLOCK TYPE F - BLOCK 12 ELEVATIONS, numbered PL.021B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Drawing- Proposed- 2B4P BLOCK TYPE G - BLOCKS 4 & 7 ELEVATIONS, numbered PL.022B, stamped as received by the City Council as Local Planning Authority on 29 February 2024.

-Supporting Information- Swept Path Analysis, numbered WMR-AJP-ZZ-00-DR-C-1570-P03, stamped as received by the City Council as Local Planning Authority on 26 March 2024.

-Drawing- Proposed- Road and Paving Widths, numbered PL.029, stamped as received by the City Council as Local Planning Authority on 10 April 2024.

-Drawing- Site Plan- Proposed Site Plan, numbered PL.952J, stamped as received by the City Council as Local Planning Authority on 16 April 2024.

-Drawing- Proposed- Boundary Treatment Plan, numbered PL.008D, stamped as received by the City Council as Local Planning Authority on 22 April 2024.

As amended by:

-Drawing- Proposed- Floor Plan- BLOCK TYPE A - BLOCKS 1, 2, 6, 9, 14, numbered PL.009B, stamped as received by the City Council as Local Planning Authority on 18 September 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE B- BLOCK 11, numbered PL.010B, stamped as received by the City Council as Local Planning Authority on 18 September 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE C- BLOCK 13, numbered PL.011B, stamped as received by the City Council as Local Planning Authority on 18 September 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE D- BLOCKS 5, 8, 10, 16, numbered PL.012B, stamped as received by the City Council as Local Planning Authority on 18 September 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE E- BLOCKS 3,15, numbered PL.013B, stamped as received by the City Council as Local Planning Authority on 18 September 2024.

-Drawing- Proposed- Floor Plan- BLOCK TYPE F- BLOCK 12, numbered PL.014B, stamped as received by the City Council as Local Planning Authority on 18 September 2025.

-Drawing- Proposed- Floor Plan- BLOCK TYPE G- BLOCKS 4, 7, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 18 September 2024.

-Drawing- Proposed- Elevations- 3B5P BLOCK TYPE A, BLOCKS 1, 2, 6, 9 & 14, numbered PL.016C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Drawing- Proposed- 2B4P BLOCK TYPE B - BLOCK 11 ELEVATIONS, numbered

PL.017C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Drawing- Proposed- Elevations: 2B4P BLOCK TYPE C - BLOCK 13, numbered PL.018C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Drawing- Proposed- 2B4P BLOCK TYPE D - BLOCKS 5, 8, 10 & 16 ELEVATIONS, numbered PL.019C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Drawing- Proposed- 2B4P BLOCK TYPE E - BLOCKS 3 & 15 ELEVATIONS, numbered PL.020C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Drawing- Proposed- 3B5P BLOCK TYPE F - BLOCK 12 ELEVATIONS, numbered PL.021C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Drawing- Proposed- 2B4P BLOCK TYPE G - BLOCKS 4 & 7 ELEVATIONS, numbered PL.022C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.

-Tree Information- Planting Plan, numbered GM12647-002C, stamped as received by the City Council as Local Planning Authority on 31 January 2025.

-Supporting Information- Hard Landscaping Plan, numbered PL.037, stamped as received by the City Council as Local Planning Authority on 4 February 2025.

-Drawing- Site Plan- Proposed, numbered PL.003R, stamped as received by the City Council as Local Planning Authority on 1 April 2025.

-Drawing- Proposed- Boundary Treatments, numbered PL.008I, stamped as received by the City Council as Local Planning Authority on 1 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 Manchester Core Strategy.

3) The development hereby approved shall only be done in accordance with the following materials details, agreed as part of condition discharge application referenced CDN/24/1185:

-Supporting Information- Proposed Materials, stamped and received by the City Council as Local Planning Authority on 19 December 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 'Drawing- Proposed- Typical Window Detail, numbered PL.028C', stamped as received by the City Council as Local Planning Authority on 1 February 2024, in relation to window reveals.

For the avoidance of doubt the window reveal should be minimum 195mm deep for all windows.

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- Elevations- 3B5P BLOCK TYPE A, BLOCKS 1, 2, 6, 9 & 14, numbered PL.016C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
- Drawing- Proposed- 2B4P BLOCK TYPE B - BLOCK 11 ELEVATIONS, numbered PL.017C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
- Drawing- Proposed- Elevations: 2B4P BLOCK TYPE C - BLOCK 13, numbered PL.018C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
- Drawing- Proposed- 2B4P BLOCK TYPE D - BLOCKS 5, 8, 10 & 16 ELEVATIONS, numbered PL.019C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
- Drawing- Proposed- 2B4P BLOCK TYPE E - BLOCKS 3 & 15 ELEVATIONS, numbered PL.020C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
- Drawing- Proposed- 3B5P BLOCK TYPE F - BLOCK 12 ELEVATIONS, numbered PL.021C, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
- Drawing- Proposed- 2B4P BLOCK TYPE G - BLOCKS 4 & 7 ELEVATIONS, numbered PL.022C, stamped as received by the City Council as Local Planning Authority on 26 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) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- i. Display of an emergency contact number;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of construction vehicles and staff;
- vii. Sheeting over of construction vehicles.
- vii. Parking of construction vehicles and staff;
- viii. Dust suppression measures.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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

7) Before the commencement of above ground construction works, details of highways works to Whitemoss Road and Dam Head Drive, and new access road that are required as part of the implementation of the development, for the avoidance of doubt, including:

- The proposed access road is located coincident to an existing traffic calming feature and an uncontrolled dropped crossing for pedestrians. These features should be retained but relocated further to the west and could be combined with buff coloured tactile paving provided on a new flat top plateau between Haverfield Road and Leconfield Drive. Tactile paving will also be required to assist pedestrians crossing the new access.

- The existing footways on Whitemoss Road and Dam Head Drive directly adjacent to the development need resurfacing.
- Amend existing street lighting on Whitemoss Road and Dam Head Drive in addition to providing public street lighting on any new road which is being offered for adoption.
- Precise details are sought from the applicant in regard to Wanley Walk through overlay mapping to show the extent of the diversion to demonstrate that the revised route would not be substantially less convenient to the public. The footpath diversion would need to be progressed under S257 of the Town and Country Planning Act 1990. In addition, MCC GIS mapping indicates that other footpaths exist in the vicinity of blocks 1 to 5 off Dam Head Drive and the applicant should also investigate these, shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

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

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/24/1185:

- Waste Management Plan, numbered PL.031, stamped and received by the City Council as Local Planning Authority on 19 December 2024.
- Supporting Information- S38 Vehicular Tracking, numbered WMR AJP ZZ 00 DR C - 1570, stamped and received by the City Council as Local Planning Authority on 19 December 2024.
- Waste Management- C8- 5.5M Road Confirmation, numbered PL.033, stamped and received by the City Council as Local Planning Authority on 4 February 2025.

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

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

9) Before the occupation of the development, car parking areas shown on 'Drawing- Site Plan- Proposed, numbered PL.003R', stamped as received by the City Council as Local Planning Authority on 1 April 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) No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

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) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been 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.

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) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from White Moss Road shall be submitted to and approved in writing by the City Council as local planning authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

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 be carried out in accordance with:
-Ground Survey- Phase 1 Preliminary Risk Assessment- Whitemoss Road, numbered 077873-CUR-00-XX-RP-GE-007-V01, stamped as received by the City Council as Local Planning Authority on 20 December 2022,
-Ground Survey- Phase 1 Preliminary Risk Assessment- Dam Head Drive, numbered 077873-CUR-00-XX-RP-GE-009-V01, stamped as received by the City Council as Local Planning Authority on 20 December 2022,
-Ground Survey- Whitemoss Road Report Letter, numbered 077873-CUR-00-XX-RPGE-040 P01, stamped as received by the City Council as Local Planning Authority on 20 December 2022,
-Ground Survey- Dam Head Drive Report Letter, numbered 077873-CUR-00-XX-RPGE-042 P01, stamped as received by the City Council as Local Planning Authority on 20 December 2022,

in relation to all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site.

Before development commences a report outlining measures required to remediate the land (Site Investigation Report and Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority.

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) 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 Core Strategy for the City of Manchester.

15) a) Notwithstanding the EV charging points as shown on the 'Drawing- Site Plan- Proposed Site Plan, numbered PL.952J', stamped as received by the City Council as Local Planning Authority on 16 April 2024, prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

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.

16) 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.0081', stamped as received by the City Council as Local Planning Authority on 1 April 2025.

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.

17) The development hereby approved shall only be done in accordance with the following hard and soft landscaping treatment scheme:

-Tree Information- Planting Plan, numbered GM12647-002C, stamped as received by the City Council as Local Planning Authority on 31 January 2025.

-Supporting Information- Hard Landscaping Plan, numbered PL.037, stamped as received by the City Council as Local Planning Authority on 4 February 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.

18) Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority.

The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

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

19) Prior to any above ground works, details of the location, materials, design and colouration of roof mounted PV panels, Air Source Heat Pumps and any acoustic enclosures to be used within 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.

20) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Environmental Standards Statement', stamped as received by the City Council as Local Planning Authority on 23 January 2024.

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) 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.

22) 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.

23) 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).

24) No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present onsite to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The CEMP should also include measure to protect badgers during construction works.

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

25) Prior to occupation, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for nocturnal species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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

26) Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of montbretia, Himalayan cotoneaster and wall cotoneaster on site. The measures shall be carried out strictly in accordance with the approved scheme.

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

27) Before the occupation of the authorised dwellinghouses, a scheme to encourage biodiversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision of measures to encourage habitats for native species and bird and, if appropriate, bat species. The development shall be implemented in accordance with the approved scheme prior to the occupation of the authorised properties and shall be maintained in situ thereafter.

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

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

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

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

29) i-iii) The development hereby approved shall only be done in accordance with the following affordable housing details, agreed as part of condition discharge application referenced CDN/24/1185:

-Supporting Information- Affordable Housing Statement, stamped and received by the City Council as Local Planning Authority on 6 February 2025.

iv. The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H6 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

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

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

32) 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 reenacting that Order with or without modification) other than the purpose(s) of C3(a).

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

Informatives

- 1) 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).
- 2) Detailed MCC mapping can be obtained at roadinformationsearches@manchester.gov.uk for which a charge will be made.
- 3) If adoption of the highway is required it will need to be carried out under a S38 Agreement (Highways Act 1980) to ensure that all elements of new highway infrastructure are constructed to acceptable and adoptable standards. This includes; layout, drainage, streetlighting, surfacing, stats etc.
- 4) MCC records highlighted an indicative risk that the underground Lionfield Brook is located within close proximity to the site. Intrusive site investigations to determine whether the asset is onsite have been undertaken to support the planning application. The investigations have not found the asset onsite. 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.
- 5) Construction/demolition 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
- 6) 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).
- 7) 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.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
- 8) The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see

www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.

-Illumination is required for the public footpaths close to the boundaries of the site.

9) 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_close_a_highway_-_stopping_up_order/category/355/highways_and_pavements

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

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

Appendix 1 – List of consultees & neighbours notified

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

112 White Moss Road, Manchester, M9 6EF
31 Cullen Grove, Manchester, M9 6LJ
42 Dam Head Drive, Manchester, M9 6LX
38 Dam Head Drive, Manchester, M9 6LX
4 East Garth Walk, Manchester, M9 6SF
5 East Garth Walk, Manchester, M9 6SF
7 Garrowmore Walk, Manchester, M9 6SE
1 Garrowmore Walk, Manchester, M9 6SE
44 Dam Head Drive, Manchester, M9 6LX
40 Dam Head Drive, Manchester, M9 6LX
36 Dam Head Drive, Manchester, M9 6LX
34 Dam Head Drive, Manchester, M9 6LX
32 Dam Head Drive, Manchester, M9 6LX
30 Dam Head Drive, Manchester, M9 6LX
28 Dam Head Drive, Manchester, M9 6LX
26 Dam Head Drive, Manchester, M9 6LX
24 Dam Head Drive, Manchester, M9 6LX
22 Dam Head Drive, Manchester, M9 6LX
20 Dam Head Drive, Manchester, M9 6LX
18 Dam Head Drive, Manchester, M9 6LX
8 East Garth Walk, Manchester, M9 6SF
6 East Garth Walk, Manchester, M9 6SF
2 East Garth Walk, Manchester, M9 6SF
7 East Garth Walk, Manchester, M9 6SF
3 East Garth Walk, Manchester, M9 6SF
1 East Garth Walk, Manchester, M9 6SF
5 Garrowmore Walk, Manchester, M9 6SE
3 Garrowmore Walk, Manchester, M9 6SE
Haverfield Road Shops, Haverfield Road, Manchester, M9 2LP
93 - 97 Haverfield Road, Manchester, M9 2LP
10 Linside Walk, Manchester, M9 6DH
11 Langland Close, Manchester, M9 6LT
13 Langland Close, Manchester, M9 6LT
5 Normanton Drive, Manchester, M9 6FZ
13 Cullen Grove, Manchester, M9 6LJ
11 Cullen Grove, Manchester, M9 6LJ
123 White Moss Road, Manchester, M9 6LH
7 Normanton Drive, Manchester, M9 6FZ
1 Cullen Grove, Manchester, M9 6LJ
5 Lowfield Walk, Manchester, M9 6FA
1 Churston Avenue, Manchester, M9 6LF
3 Lowfield Walk, Manchester, M9 6FA
1 Lowfield Walk, Manchester, M9 6FA

118 White Moss Road, Manchester, M9 6EF
9 Cullen Grove, Manchester, M9 6LJ
3 Leamore Walk, Manchester, M9 6DA
1 Leamore Walk, Manchester, M9 6DA
5 Leamore Walk, Manchester, M9 6DA
33 Cullen Grove, Manchester, M9 6LJ
21 Cullen Grove, Manchester, M9 6LJ
5 Lindside Walk, Manchester, M9 6DH
91 Haverfield Road, Manchester, M9 6LP
3 Churston Avenue, Manchester, M9 6LF
5 Churston Avenue, Manchester, M9 6LF
5 Cullen Grove, Manchester, M9 6LJ
2 Leamore Walk, Manchester, M9 6DA
5 Marlton Walk, Manchester, M9 6DT
8 Denstone Walk, Manchester, M9 6DB
3 Woodmere Drive, Manchester, M9 6DD
2 Denstone Walk, Manchester, M9 6DB
49 Cullen Grove, Manchester, M9 6LJ
7 Kirkholt Walk, Manchester, M9 6LU
4 Kirkholt Walk, Manchester, M9 6LU
5 Kirkholt Walk, Manchester, M9 6LU
8 Kirkholt Walk, Manchester, M9 6LU
2 Kirkholt Walk, Manchester, M9 6LU
9 Kirkholt Walk, Manchester, M9 6LU
6 Kirkholt Walk, Manchester, M9 6LU
3 Kirkholt Walk, Manchester, M9 6LU
11 Kirkholt Walk, Manchester, M9 6LU
1 Kirkholt Walk, Manchester, M9 6LU
121 White Moss Road, Manchester, M9 6LH
125 White Moss Road, Manchester, M9 6LH
43 Cullen Grove, Manchester, M9 6LJ
3 Marlton Walk, Manchester, M9 6DT
2 Lindside Walk, Manchester, M9 6DH
14 Lilstock Walk, Manchester, M9 6DG
2 Lilstock Walk, Manchester, M9 6DG
10 Swinford Walk, Manchester, M9 6DE
2 Swinford Walk, Manchester, M9 6DE
6 Denstone Walk, Manchester, M9 6DB
7 Cullen Grove, Manchester, M9 6LJ
41 Cullen Grove, Manchester, M9 6LJ
35 Cullen Grove, Manchester, M9 6LJ
116 White Moss Road, Manchester, M9 6EF
1 Lindside Walk, Manchester, M9 6DH
4 Swinford Walk, Manchester, M9 6DE
7 Woodmere Drive, Manchester, M9 6DD
3 Lindside Walk, Manchester, M9 6DH
10 Denstone Walk, Manchester, M9 6DB
45 Cullen Grove, Manchester, M9 6LJ
8 Swinford Walk, Manchester, M9 6DE
9 Leamore Walk, Manchester, M9 6DA
47 Cullen Grove, Manchester, M9 6LJ
37 Cullen Grove, Manchester, M9 6LJ
31 Cullen Grove, Manchester, M9 6LJ
29 Cullen Grove, Manchester, M9 6LJ

25 Cullen Grove, Manchester, M9 6LJ
23 Cullen Grove, Manchester, M9 6LJ
7 Marlton Walk, Manchester, M9 6DT
12 Lilstock Walk, Manchester, M9 6DG
8 Lilstock Walk, Manchester, M9 6DG
6 Swinford Walk, Manchester, M9 6DE
39 Cullen Grove, Manchester, M9 6LJ
19 Cullen Grove, Manchester, M9 6LJ
15 Cullen Grove, Manchester, M9 6LJ
6 Lindside Walk, Manchester, M9 6DH
17 Cullen Grove, Manchester, M9 6LJ
3 Cullen Grove, Manchester, M9 6LJ
27 Cullen Grove, Manchester, M9 6LJ
9 Normanton Drive, Manchester, M9 6FZ
5 Woodmere Drive, Manchester, M9 6DD
1 Woodmere Drive, Manchester, M9 6DD
7 Leamore Walk, Manchester, M9 6DA
4 Lilstock Walk, Manchester, M9 6DG
4 Denstone Walk, Manchester, M9 6DB
1 Normanton Drive, Manchester, M9 6FZ
3 Normanton Drive, Manchester, M9 6FZ
1 Marlton Walk, Manchester, M9 6DT
10 Lilstock Walk, Manchester, M9 6DG
8 Lindside Walk, Manchester, M9 6DH
4 Lindside Walk, Manchester, M9 6DH
16 Lilstock Walk, Manchester, M9 6DG
6 Lilstock Walk, Manchester, M9 6DG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA