

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141931/FO/2025

Date registered valid: 17 January 2025

Proposal: Provision of Playzone on Multi-Use Games Area with floodlighting and associated landscaping

Address: Manley Park Play Centre, York Avenue, Manchester, M16 0AS

Ward(s): Whalley Range Ward

Applicant: Ms Hayley Wilson, SIS UK Ltd

Agent (if any): Mr Matthew Druce, Labosport Ltd

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3rd April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 03.04.2025

Standard consultations:

Printed: 30 January 2025 Expired: 20 February 2025

Neighbour notifications

Printed: 30 January 2025 Expired: 20 February 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to Manley Park located on York Avenue within the Whalley Range Ward and in particular the existing outdoor artificial surface play pitch located in the south western corner of the park. There are trees bounding the park, which contains grassed areas and areas of hard standing in the form of basketball court and children's play area. The streets to the east and west are predominantly residential in nature with more mixed commercial/residential three storey terraced properties to the south along Clarendon Road. Manley Park Primary School borders the park to the immediate north.

An existing park building is located to the immediate north of the application site and this has been subject to recent extension to its northern elevation (see planning history below).

Description of development

The proposals see the resurfacing, extension to and improvement of the existing synthetic turf pitch located in the south western corner of the park. The improvements include an enlargement of the pitch and replacement of its surface with a new sand dressed synthetic turf layer, its enclosure with 3m and 4m high weld mesh fencing (green) to its boundary (replacing existing fencing) together with the installation of flood lighting to the pitch edges which would be attached to the fence and rise to 6m in height. Lighting will come on when in use after dusk and will include for an automatic cut off switch at 10pm every night.

Access to the pitch would be via existing park pathways to the north and the pitch markings would allow for football and netball games. The gates would be electronic and designed to provide access to booked use of the pitch.

The application is also accompanied by a ground conditions desk top study; a lighting assessment; tree surveys; a preliminary ecological appraisal; a BNG report and statutory metric; and a drainage strategy.

Consultations & Notification Responses

Local residents were notified of the proposals, no responses were received.

MCC Arborists – Following initial observations further tree information was provided by the applicant and assessed. Works should be carried out in accordance with BS:5837 to ensure the high value council owned trees are not adversely impacted during the proposed development. We would expect the trees to have adequate fencing and signage put in place to avoid any confusion.

In order for us to approve the proposed lateral branch reductions on the trees, each individual tree would need to be identified and the proposals for each tree would need to be explained. The work would have to be carried out by a qualified arborist in accordance with BS:3998.

MCC Flood Risk Management Team – Recommend a drainage condition be attached to any approval.

United Utilities – Recommend a surface water drainage condition be attached to any approval and that this should be based upon a thorough investigation of the drainage hierarchy as a BRE365 test.

Sport England - The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306) and, therefore, Sport England has not provided a detailed response in this case.

MCR Active - Manchester Active are fully supportive of the PlayZone proposal. In terms of compliance with national and local planning policy, Manchester Active consider the proposal meets NPPF para103(c), and Core Strategy Policy EN10. These policies require the sporting benefits of any alternative sports provision located on greenspace to be of sufficient benefit to the development of sport as to outweigh the loss of greenspace.

MCC Environmental Health – More detail is required of the proposed lighting scheme as such an appropriately worded condition should be attached to any approval. A noise management plan based upon a noise assessment should be prepared to determine the appropriate operating hours of the pitch and lighting and appropriate conditions should be attached to any approval. The submitted desktop study suggests a survey for UXOs is required prior to development starting a watching brief condition is therefore proposed.

Greater Manchester Ecology Unit - The site, which comprises AstroTurf and shortly mown modified grassland, is anticipated to provide limited ecological value. Nevertheless, General Safeguarding Measures have been proposed within the PEA which are satisfactory and should be secured via condition. Additionally, an informative should be used so that the applicant is aware of the legal protection that certain species receive and that the granting of planning

permission does not negate the need to abide by the laws that are in place to protect biodiversity.

A line of mature trees is located adjacent to the south of the site, which is likely to offer foraging and commuting value for local bat species. As such, as per Section 6 of the PEA, any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to ensure that the trees to the south remain as a dark area and impacts on foraging and commuting bats will be avoided. Details of the lighting should be secured via a condition.

The BNG report/metric show that a gain of 0.01 units (12.86%) can be achieved on site, through the creation of 0.014 ha of modified grassland in good condition. I have no reason to doubt the assessment of the baseline habitats on site or that a 10% gain can be achieved, and as such the standard BNG condition can be applied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) will need to be completed to show how the biodiversity gain will be managed and achieved over the next 30 years and approved by the LPA before the condition can be discharged.

Planning History

135396/FO/2022 - Erection of extension with a height of 9.3 metres to form Activity Hall, Therapy Room and Health and Fitness Centre together with a single storey extensions and re-roofing of existing building (revision to previous planning approval reference 134732/FO/2022) - Approved 17.02.2023

134732/FO/2022 - Erection of extension with a height of 9.3 metres to form Activity Hall and Health and Fitness Centre together with a single-storey extension and re-roofing of existing building (revision to previous planning approval reference 128921/FO/2020) – Approved 21.10.2022

128921/FO/2020 - Erection of extension with a maximum height of 9.2 metres to form Activity Hall and Health and Fitness Centre – Approved 05.03.2021

It appears that planning permission 128921/FO/2020 has been part implemented with the provision of the extension to the existing park building to the north.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning

applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027.

Policy EN12 - Area priorities for Open Space, Sport and Recreation - The priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas include the following:- South area: enhance the quality of existing provision and using opportunities to address deficiencies.

Policy EN14 relates to Flood Risk and states all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. The site falls within Flood Zone 1 and is at low risk of flooding.

Policy EN 15 relates to Biodiversity and Geological Conservation. The policy indicates that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City.

Policy T1 seeks to support proposals that deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

Policy T2 relates to Accessible areas of opportunity and need and that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections; is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

Policy DM1 of the Core Strategy states: All development should have regard to the following specific issues (amongst other things) for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- Accessibility
- Community safety and crime prevention.
- Design for health.

Relevant National Policy

The National Planning Policy Framework (December 2024 reissued February 2025 with corrections) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part

of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The following specific elements of the NPPF are considered to be particularly relevant to the proposed development:

Section 8 (Promoting healthy and safe communities) – In particular paragraphs 98 and 103. The proposals would provide improved and enlarged facilities for the local community and are considered to contribute towards this section of the NPPF.

Section 12 (Achieving Well-Designed Places) – In particular paragraphs 135 and 136. The proposals are considered to provide community facilities within a park used by the local community that would enhance its use.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – In particular paragraph 181. The site is within Zone 1 of the Environment Agency flood maps and has a low probability of flooding, conditions are proposed for the development to incorporate a sustainable surface water drainage scheme.

Issues

Principle of use – The majority of the site currently contains an outdoor artificial surface with associated boundary fencing. This space has been associated with the adjacent building for a lengthy period of time since its development in the 1980s. The principle of extending this outdoor play space is considered to be acceptable subject to further consideration of: the potential impacts of the enlarged space with respect of the proposed outdoor floodlighting, additional activity on the pitch and potential impacts on residential amenity, and impacts on adjacent important trees.

Residential Amenity – The proposals would utilise an existing area of outdoor play space with an additional area included as part of the proposed works, the entire pitch area would be subject of works to replace the artificial surface including the base layer and drainage. The area to be extended would take the pitch no closer to existing residential properties located above commercial properties on Clarendon Road or those properties on York Avenue extending eastwards into the park itself. The pitch would therefore be approximately 25 metres from the properties on Clarendon Road separated by the road itself and the boundary trees to the park, 22 metres from properties on York Avenue and those on the corner with Clarendon Road; and, 73 metres from the closest properties to the east on Clarendon Road.

The proposals due to the inclusion of floodlighting and rebound boards have the possibility of introducing additional activity and associated noise throughout the year into the evening period. It is noted that the park and the fenced off outdoor space could be used throughout this period but the inclusion of floodlighting and artificial surface could lead to a more intensive use of the pitch. The applicant has indicated that the provision would be bookable and accessed via electronic gates, the proposed hours of use are 0800 to 2200hrs with the floodlighting cutting off at 2200hrs.

Whilst the existing provision could be used until the evening period particularly during the summer months, the inclusion of lighting of the pitch could lead to a more intensive use of the pitch outside of the summer months into the evening period. It is recognised that the pitch is located on the edge of the park towards commercial and residential areas. As such whilst the proposals are considered acceptable in general the proposed hours of use are considered to be excessive in this location, given the sites relationship to residential properties. As such it is considered necessary to attach a condition for a noise management plan to be prepared based

upon a noise assessment and a condition for the agreement of operating hours based upon this assessment as recommended by Environmental Health.

Lighting - The lighting has been designed in accordance with best practice guidance particularly to limit impacts on biodiversity. Floodlights (4 in number) would be affixed to each corner of the pitch on 6m high columns attached to the fencing. The site is located in an urban area and street lighting columns are present on York Avenue and on Clarendon Road. As such there would already be some elements of lighting in the immediate area however, given the particular types of lighting used for outdoor pitches it is considered necessary to attach a condition to the final lighting scheme to ensure that this is designed to limit overspill onto residential properties as well as the boundary trees to reduce and mitigate impacts on foraging and commuting bats.

Transport - The proposal may give rise to an increase in comings and goings from the site, however, the site is considered to be sustainable in terms of its location. It is anticipated that journeys to the site would be predominately by local people and given the existing use of the site, the wider park, and adjacent commercial properties on Clarendon Road it is not considered that the increase in comings would be significant.

Visual Amenity – The proposed development in this location on this site would result in some visual change in the locality given the provision of taller elements of fencing and enlarged area for the pitch. The overall level of change is considered to be acceptable and not give rise to unacceptable visual impacts on the street scene or character of the area. The site is well screened from nearby properties on York Avenue and Clarendon Road by trees to be retained and to be planted. The boundary railings to the park would be retained.

Trees - The proposals would not involve the loss of trees. On request the applicant has provided further information in relation to potential impacts on trees in the form of an arboricultural method statement, preliminary arboricultural assessment and arboricultural impact assessment. The Council's arboricultural team have assessed the information provided and do not object to the proposals but have requested that conditions be attached to any approval to ensure works are carried out in accordance with these and the relevant British Standards.

Ecology – The application is accompanied by a Preliminary Ecological Appraisal (Middlemarch, 2024) and a Biodiversity Statement and Metric Assessment (Middlemarch, 2024) as the proposals meet the requirements for the statutory 10% uplift in biodiversity. In this instance the proposals, as a result of improvement to adjacent parkland would achieve 10% net gain on site. Any approval would be subject to the statutory BNG condition and in this instance a separate condition relating to the ongoing maintenance and management requirements of the improved land.

The proposed lighting could impact on the foraging and commuting routes of bats and a condition is proposed to ensure that a lighting scheme is designed in accordance with best practice guidance.

A further informative is also proposed to remind the applicant of their obligations under wildlife legislation.

Accessibility – The proposals form part of a wider 'Sportzone' project with the Football Foundation. The facilities are designed in accordance with Sport England guidance to be an accessible facility to support and encourage use of by disabled people.

Other matters – Whilst the site is not expected to have contamination issues the applicants information indicates a further assessment for unexploded ordnance is required and an

appropriate watching brief condition is proposed to deal with this matter as recommended by environmental health.

Conclusion - The application proposals relate to the provision an enhanced sports facility in Whalley Range which are essential facilities to serve the local community. It is considered, as set out within this report, that the proposals would not result in any unacceptable harmful effects subject to the imposition of appropriately worded conditions as set out above and is considered to accords with development plan and national policies.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

The application has been determined in a positive and proactive manner, in this instance further information was requested and this was supplied and reviewed. Appropriately worded conditions are proposed to be attached to any approval.

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

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

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:

Arboricultural Method Statement Report Number: RT-MME-182078-02 Date: March 2025 prepared by Middlemarch;

Preliminary Arboricultural Assessment Report Number: RT-MME-181389-01-Rev A Date: March 2025 prepared by Middlemarch;

Arboricultural Impact Assessment Report Number: RT-MME-182078-01 Date: March 2025 prepared by Middlemarch;

Preliminary Ecological Appraisal Report Number: RT-MME-181389-04 Date: November 2024 prepared by Middlemarch

Biodiversity Statement & Metric Assessment Report number: RT-MME-181389-05 Date: 18/12/2024 prepared by Middlemarch

24-0478 03P DEVELOPMENT LAYOUT;

24-0478 04P ELEVATIONS

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

3) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

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

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 and Places for Everyone policy JP-S4.

4) The development shall be carried out in accordance with the recommendations in section 6 of the Preliminary Ecological Appraisal (Middlemarch 2024) in respect of the General Safeguarding Measures for the duration of the construction works, these are:

- For nesting birds and timing of any required vegetation clearance including pruning of trees outside the nesting bird season (between March and September inclusive) (peak period March-August). If this is not possible then any vegetation to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing.
- Off-site Trees: To avoid accidental encroachment of the works activities, the offsite trees along the playfield fence in proximity to the site, which are retained as a part of the proposed works, should be protected in accordance with British Standard 5837: 2012 "Trees in relation to design, demolition and construction -recommendations". Protection should be installed on site prior to the commencement of any works on site.
- Terrestrial Mammals: Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each workday to prevent animals entering/becoming trapped.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy and policy JP-G8 of Places for Everyone.

5) a) Prior to the installation of any lighting scheme at the development, the full detailed designs of the external lighting scheme to be installed shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be designed so as to

control glare and overspill onto nearby residential properties, adjacent trees and bat foraging/commuting areas.

b) Prior to the first use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved lighting scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met.

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

The development shall be carried out and operated in accordance with the agreed lighting scheme whilst the development is in use.

Reason - To safeguard the amenities of the occupiers of nearby properties and to minimise impacts on protected species that may commute and forage in the area pursuant to Core Strategy policies DM1, EN15 and policy JP-G8 of Places for Everyone.

6) Prior to the first use of the development hereby approved, a 30 year Habitat Management and Monitoring Plan of the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

7) 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, lopped or lateral branches reduced to any individual tree 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 and policy JP-G8 of Places for Everyone.

8) 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 and policy JP-G8 of Places for Everyone.

9) Prior to the removal and replacement of the synthetic turf pitch and any associated materials, details of the strategy to be used for its removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The removal of the pitches shall be undertaken in accordance with the agreed strategy.

Reason - To ensure that the disposal of materials that reach the end of their lifecycle is undertaken in accordance with best practice and in a manner to reduce materials requiring to be disposed of in landfill, pursuant to policy EN19 of the Core Strategy.

10) Prior to commencement of any activities on the hereby approved pitch, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The submitted NMP shall include an assessment of noise from all activities associated with the use. The development shall be subsequently operated in accordance with the agreed NMP whilst it is in use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

11) The hereby approved development shall not be used until a schedule of hours of use of the pitch and associated floodlighting, as indicated on the approved plans, has been submitted and approved in writing by the City Council as local planning authority. The hours of use shall be based upon and informed by the agreed assessment required under condition 10 of this decision notice. The pitch and floodlighting shall be subsequently operated in accordance with the agreed details.

Reason - In the interests of the amenity of nearby residential properties, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

12) All floodlighting associated with the artificial turf pitch shall be turned off when the pitches are not in use other than for maintenance purposes.

Reason - To reduce the impact of the floodlighting on the amenity of the occupiers of nearby residential accommodation and reduce any impact of the lighting on foraging Bats pursuant to policies DM1 and EN15 of the Core Strategy and policy JP-G8 of Places for Everyone.

13) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Unitary Development Plan for the City of Manchester.

Informatives

1) INFORMATIVE 1: The granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted to provide further advice.

2) INFORMATIVE 2: In designing the external lighting scheme any scheme shall be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to ensure that the trees to the south remain as a dark area and impacts on foraging and commuting bats will be avoided.

3) INFORMATIVE 3: In order to discharge the surface water drainage condition from this approval (condition number 3) the following will be required to be demonstrated:

- A thorough investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365.

- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

- Where layout of pipe beyond site boundary and connection to 3rd party pipe offsite is proposed, evidence of agreement from any 3rd party landowners and the asset owner is required. An email of acceptance will suffice.

- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.

- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- Hydraulic calculations of the proposed drainage system, including all design parameters.

Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered /agreed with relevant authority.

- Construction details of flow control and SuDS components

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit
MCR Active
Sport England

Flat 4, 1A Spencer Avenue, Manchester, M16 0AW
Flat 3, 1A Spencer Avenue, Manchester, M16 0AW
Flat 2, 1A Spencer Avenue, Manchester, M16 0AW
Flat 1, 1A Spencer Avenue, Manchester, M16 0AW
52 Park Drive, Manchester, M16 0AH
94 York Avenue, Manchester, M16 0AG
203A Clarendon Road, Manchester, M16 0EH
205A Clarendon Road, Manchester, M16 0EH
Flat Above, 98 York Avenue, Manchester, M16 0AG
Flat Above, 92 York Avenue, Manchester, M16 0AG
213 Clarendon Road, Manchester, M16 0AY
216 Clarendon Road, Manchester, M16 0AQ
Flat 1, 110 Clarendon Road, Manchester, M16 0AL
Flat 2, 213 Clarendon Road, Manchester, M16 0AY
203 Clarendon Road, Manchester, M16 0EH
Flat 4, 108 Clarendon Road, Manchester, M16 0AL
Flat 2, 108 Clarendon Road, Manchester, M16 0AL
Flat 3, 213 Clarendon Road, Manchester, M16 0AY
197A Clarendon Road, Manchester, M16 0EH
215 Clarendon Road, Manchester, M16 0AY
197 - 201 Clarendon Road, Manchester, M16 0EH
199 Clarendon Road, Manchester, M16 0EH
217 Clarendon Road, Manchester, M16 0AY
98 York Avenue, Manchester, M16 0AG
92 York Avenue, Manchester, M16 0AG
Flat 5, 108 Clarendon Road, Manchester, M16 0AL
Flat 3, 108 Clarendon Road, Manchester, M16 0AL
Flat 1, 108 Clarendon Road, Manchester, M16 0AL
205 Clarendon Road, Manchester, M16 0EH
207 Clarendon Road, Manchester, M16 0EH
201 Clarendon Road, Manchester, M16 0EH
100 York Avenue, Manchester, M16 0AG
Flat 2, 110 Clarendon Road, Manchester, M16 0AL
96 York Avenue, Manchester, M16 0AG
Flat 3, 110 Clarendon Road, Manchester, M16 0AL
50 Park Drive, Manchester, M16 0AH
96A York Avenue, Manchester, M16 0AG
218 Clarendon Road, Manchester, M16 0AQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA