Application ref: 141471/FO/2024

Land Off Essex Avenue To The Rear Of 21 Cranmer Road Manchester

For the Planning Committee meeting dated 13th March 2025

Aims and objectives

To provide supplementary information to help alleviate and remove specific concerns of objectors to this self-build scheme.

These concerns are principally:

a) Access arrangements – the objectors could not understand how access could be made available to the site.
b) Removal of trees, shrubs and habitat – the objectors believe that loss of trees from the site will reduce the habitat for wildlife.
c) Concerns over flooding in Didsbury – the objectors believe that a house at this location has the potential to worsen the risk of flooding in Didsbury and the loss of trees will increase this issue.

Concern A) – Access arrangements

Please see Saville's Landscape Design –

1) this shows the vehicular access of between 4372mm and 5602mm depending on the vehicles approach. This is far in excess of the minimum standards and the access arrangements to other properties on the road.
2) this shows parking and turning space for a minimum of 3 large cars.
3) this shows reduced height fencing from 1.8m to 0.6m at the left hand side brick entrance pillar to aid with visibility.

Concern B) – Removal of trees, shrubs and habitat

Please see Saville's Landscape Design –

1) The trees that surround the site remain completely untouched.
2) The trees that are currently present on site and are to be removed are Category C and U trees that do not have a TPO.
3) There are 8 proposed new native trees to replace trees removed and these are 4.25m – 6m in height.
4) There are an additional minimum 126 number shrubs, herbaceous plants, climbers and hedge plants proposed. This is far in excess to that which is being removed and has been designed to promote wildlife.
5) There are no signs of any roosting sites for bats on site presently but a provisions for Bat and also Bird boxes has been catered for.

6) Provision for access for hedgehogs has been provided by enabling hedgehog gaps within the fencing.

Concerns over Flooding in Didsbury C) –

Please see:

a) Alison Barnard's (the land owner and also a Judge in the Social Entitlement Chamber) signed statement for the planning committee,
b) Saville's Landscape Design,
c) STL Projects Ltd's Flood Risk Assessment and Drainage Strategy
d) STL Projects Ltd's Drainage drawings
e) United Utilities Waste Water Pre-development Approval document

1) At the time of the recent unusual Didsbury floods Alison photographed (attached) the private and securely screened site on 1st January 2025 and has provided a signed statement to state "that in the 25 years I have lived at the property there has never been any flooding of the gardens behind 19 and 21 Cranmer Road, beyond the occasional collection of surface water after heavy rain and this soon dissipates".
2) STL's Flood Risk Assessment has investigated the ground conditions and the Environment Agency states that "the site is in a low risk area of flooding".
3) STL's Drainage strategy has been designed to cater for "every day" slow release of rain water into the ground through the use of planters and rainwater buts. It also provides for an attenuation tank that caters for a 1 in a 100 year storm with a delayed slow release value to enable water to enter the United Utilities sewer after the storm and it's effects have subsided.
4) United Utilities have confirmed that connection to the drainage system on Essex Avenue is permitted.
5) Saville's landscape design incorporates Tobermore Hydropave tegula blocks on the driveway which are porous and suitable for a SUDS strategy. This reduces the non permeable areas on site.
6) Saville's planting has been designed to enable the increased uptake of moisture in the ground and for example the 45 number 1.2m high Cornus Alba hedging are specifically described by the Royal Horticultural Society as "suckering" plants.

Summary:

The concerns of the objectors have been looked at and investigated again.

The access width and arrangements are suitable and comparable to houses on Essex Avenue and the surrounding area.

There has never been flooding on the site and it is not an area of flood concern to the Environment Agency nor the professional designer's of the drainage strategy.

The new house will not add to flooding issues within the area nor increase issues with United Utilities infrastructure during unusual periods of heavy rainfall by the use of an attenuation tank, planters, water buts, porous materials and planting.

The removal of any trees, shrubs and habitat has been mitigated by the landscape planting proposals.