

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141284/JO/2024

Date registered valid: 18 October 2024

Proposal: Variation of Condition 22 (Secured by Design) attached to planning permission 136171/FO/2023

Address: Land bounded by Brigham Street, Meech Street and the rear of Connie Street, Manchester

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Phil Stonehouse, One Manchester

Agent (if any): Mr Mark Trayhorn, Triangle Architects

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 January 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 8 November 2024

Standard consultations:

Printed: 29 October 2024 Expired: 19 November 2024

Neighbour notifications

Printed: 30 October 2024 Expired: 20 November 2024

Site notice

Posted: 8 November 2024 Expired: 29 November 2024



Fig.1 – Displayed site notices

Press advert

Published: 5 November 2024 Expired: 19 November 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

Description of area

This application formerly related to an area of grassed open space with a broadly rectangular configuration covering an area 0.56 hectares. The application site had been previously developed and is in a residential area predominantly comprising of two storey houses and with some flats comprising part of the housing mix. The characteristics of the site have been changed through the implementation of planning permission approved on 25 October 2023 and referenced: 136171/FO/2023 - Erection of 24 dwellinghouses and cottage flats (Class C3) with associated car parking, landscaping and the creation of a new vehicular access. The development has been substantially completed.



Fig.2 – Views of the application site viewed from Timperley Street

Description of development

This application specifically relates to the detail of condition 22 of planning permission ref: 136171/FO/2023 and, in all other respects, the development remains unchanged. The previously wording of condition 22 requires:

The authorised development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of document referenced: Crime Impact Statement: Brigham Street 20 No. Houses and 4 No. Apartments for One Manchester Version A: 17th October 2022 Reference: 2022/0453/CIS/01 by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and occupation shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

The proposed revision to condition 22 maintains a commitment to fulfilling its requirement (to an agreed timescale), whilst allowing the occupation of the completed units. The following revised re-wording is proposed:

The authorised development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of document referenced: Crime Impact

Statement: Brigham Street 20 No. Houses and 4 No. Apartments for One Manchester Version A: 17th October 2022 Reference: 2022/0453/CIS/01 by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and, within 3 months of the occupation final dwellinghouse to be constructed, written confirmation of the attainment of 'Secured by Design' accreditation shall be submitted to and acknowledged in writing by the City Council as local planning authority.

Consultations & Notification Responses

Local residents – No comments received.

GM Police Design for Security – No objection to the revised wording of condition 22.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually (as set out in paragraph 8):

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The statutory status of the development plan remains as the starting point for decision making (paragraph 12).

The development was assessed with reference to a previous version of the NPPF. However, changes to the NPPF have not affected the consideration of the development. The following aspects of the NPPF would, therefore, be accorded with.

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

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The

PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. The development would continue to accord with the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood Risk
- iv. Health and well-being
- v. Air quality
- vi. Land affected by contamination
- vii. Noise.
- viii. Travel plans and traffic / transport assessments.

The Places for Everyone Plan (PfE) - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is 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. Although not a material consideration when as part of the assessment of planning application ref: 136171/FO/2023, the following PfE policy is relevant to the proposed amendments to condition 22 and measures to reduce the risk of crime:

Policy JP-P6 (Health) - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the proposed amendment would continue to deliver appropriate security and crime reduction measures, which would be beneficial to residential well-being and amenity. The objectives of policy JP-P6 would thereby be accorded with.

In all other respects, the development would accord with the following policies:

- i. JP-S1 (Sustainable development)
- ii. Policy JP-S2 (Carbon and Energy)
- iii. Policy JP-S3 (Heat and Energy Networks)
- iv. Policy JP-S4 (Flood Risk and the Water Environment)
- v. Policy JP-S5 (Clean Air)
- vi. Policy JP-H2 (Affordability of New Housing)
- vii. Policy JP-H3 (Type, Size and Design of New Housing)
- viii. Policy JP-H4 (Density of New Housing)

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. 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.' The amendment to condition 22 has been assessed with reference to the following policies:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It has been previously determined that the development would contribute positively to the formation of a sustainable community, which would be beneficial to the quality of the living environment experienced by existing and future residents. The amendment to condition 22 would continue to deliver appropriate crime reduction and security measures. Policy SP1 would therefore be positively responded to.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and its relationship to the character of the surrounding area;
- c. Effects on amenity;
- d. The accessibility to buildings and neighbourhoods, in relation to inclusive access and sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

As stated, it has been previously established that the development would accord with policy DM1 and this would continue to be the case following the proposed amendment to condition 22. The following Core Strategy policies would continue to be accorded with:

- i. Policy EN1 (Design Principles and Strategic Character Areas)
- ii. Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
- iii. Policy EN 6 (Target Framework for CO2 reductions from low or zero carbon energy supplies)
- iv. Policy EN 7 (Energy Infrastructure opportunities)
- v. Policy EN 8 (Adaptation to Climate Change)
- vi. Policy EN9 (Green Infrastructure)
- vii. Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities)
- viii. Policy EN 14 (Flood Risk)
- ix. Policy EN15 (Biodiversity and Geological Conservation)
- x. Policy EN 16 (Air Quality)
- xi. Policy EN18 (Contaminated Land and Ground Stability)
- xii. Policy EN19 (Waste)

- xiii. Policy H1 (Overall Housing Provision)
- xiv. Policy H 4 East Manchester
- xv. Policy H 8 (Affordable Housing)
- xvi. Policy H11 (Houses in Multiple Occupation)
- xvii. Policy T1 (Sustainable transport)
- xviii. Policy T2 (Accessible areas of opportunity and need)

Unitary Development Plan (saved UDP) Policies -The following Unitary Development Plan saved policies have been referenced in the consideration of the development and would continue to be accorded with:

Part 2

- i. Policy DC7 (New Housing Development)
- ii. Policy DC26 (Development and noise)

The following documents also continue to be accorded with:

- i. Providing for Housing Choice Supplementary Planning Document (SPD) and Planning Guidance (adopted 2nd September 2008) -
- ii. Manchester Residential Quality Guidance (MRQG)
- iii. Manchester's Great Outdoors

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

In this case, officers engaged in pre-application discussions with the applicant's agent and thereby established the parameters of the development and identified pertinent material considerations. These discussions informed the subsequently submitted planning application. Further discussions were undertaken during the consideration of the development to secure appropriate changes to the proposed layout and positive responses to statutory consultation. It is considered that the submitted information has facilitated the appropriate assessment of the development.

Principle of the development – The suitability of the site for housing has been established by planning permission ref: 136171/FO/2023 and the proposed amendment to condition would not impact upon the implementation of the development.

Crime and Security – The amendment to condition 22 is supported by GM Police Design for Security as it would continue to satisfactorily deliver the implementation of appropriate security and crime reduction measures.

Conditions – The schedule of conditions has been amended to reference details approved as part of subsequent discharge of condition requests.

Conclusion – The amendment to condition 22 is acceptable.

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

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 6 February 2023, 17 February 2023, 15 May 2023, 12 June 2023 and 18 October 2024:

Application forms for the removal of a condition following the grant of planning permission of listed building consent

Planning application forms relating to planning application ref: 136171/FO/2023

Location Plan Ref: 20_051/01

Proposed Site Plan Ref: 20_051/02 Rev A

Roof plan Ref: 20_051/03 Rev A

House Type A Ref: 20_051/20 Rev A

House Type B Ref: 20_051/21 Rev A

House Type C Ref: 20_051/22 Rev A

Flat Types D1 and D2 Ref: 20_051/23 Rev B
Proposed External Materials Ref: 20_051/25 Rev A
Vehicle Tracking Ref: 20_051/10
Boundary Treatment Details Ref: 20_051/30
Brigham Street Development Openshaw (Part of MCC's Project 500 Phase 1) Design and Access Statement produced by Triangle Architects Ltd on behalf of One Manchester January 2023
Brigham Street Development Openshaw Amenity Space and Recreational Provision Statement by Triangle Architects received 1 June 2023
Brigham Street, Openshaw Transport Statement Ref: 230523/SK22337/TS01(-00) dated 23 May 2023 by SK Transport Planning Ltd
Building for a Healthy Life Assessment (June 2020 Edition) Job Title: Brigham Street, Openshaw by Triangle Architects
One Manchester Proposed Development at Brigham Street, Openshaw, Manchester, M11 2JJ Utility Feasibility Report Revision V0 by TDS relating to broadband connectivity

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

2) The development shall be implemented in accordance with the following materials:

Brickwork - Blockleys Park Royal Michelmersh
Cladding - Marley Cedral slate grey
Roofing - Marley Edgemere anthracite roof tiles
Fascia and soffits - UPVC with RAL 7016 dark grey finish
Rainwater goods - Black finished half round guttering and square plastic down pies
Window frames - UPVC RAL 7016 dark grey finish
Doors - Composite doors with 7016 dark grey finish (external) and white finish (internal)
Driveways - Tarmac finish with pre-cast concrete flags to garden pathways.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ 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, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The authorised development relates to the erection of: 10 x two bedroom, three person; 7 x three bedroom, four person; 3 x four bedroom, five person and 4 x two bedroom, three person (24 units in total(Class C3)).

Reason - To safeguard the amenities of the occupiers of occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

4) Upon occupation of the development, the detail of the One Manchester Affordable Housing Statement for Brigham Street stamped as received by the City Council as local planning authority on 16 June 2023 (and detailing the provision of a total of 24 affordable units consisting of Four, 2 bed apartments for Social Rent, Seven, 3 bed 4 person houses for Shared Ownership, Three, 4 bed 5 Person houses for Shared Ownership and Ten, 2 bed 3 Person houses for Affordable Rent shall be fully implemented and maintained in situ at all times thereafter.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Core Strategy for the City of Manchester, policy JP-H2 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

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 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.

6) 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, 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 and policy JP-S1 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

7) 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: Proposed Site Plan Ref: 20_051/02 Rev A; Roof plan Ref: 20_051/03 Rev A; House Type A Ref: 20_051/20 Rev A; House Type B Ref: 20_051/21 Rev A; House Type C Ref: 20_051/22 Rev A and Flat Types D1 and D2 Ref: 20_051/23 Rev B.

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

8) Before the occupation of the development windows to bathrooms / wet rooms as so indicated on the approved drawings ref: Proposed Site Plan Ref: 20_051/02 Rev A; Roof plan Ref: 20_051/03 Rev A; House Type A Ref: 20_051/20 Rev A; House Type B Ref: 20_051/21 Rev A; House Type C Ref: 20_051/22 Rev A and Flat Types D1 and D2 Ref: 20_051/23 Rev B shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) The construction phase of the development shall be implemented in accordance with the details of document referenced: Construction Management Plan Project Brigham Street Openshaw by John Southworth Issue date 15.08.23 Issue No 1.

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.

10) Before the occupation of the development, the electric vehicle (EV) charging points shall be installed in accordance with specifications referenced: EVA-075 -SE: 7.3 kW Earth Wall AC charger single gun [32A single phase] by Project EV (wall mounted) and Apex - 7.3 fast AC single out 7.3 kW chargers by Project EV (post mounted) and located in the positions shown on drawings ref: Proposed site plan Ref: 20_05/02 Rev A. The installed EV charging points shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester, policy JP-S5 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

11) The authorised development shall be undertaken in accordance with the waste management strategy comprising drawing and documents referenced:

Proposed Site Plan Ref: 20_051/02 Rev A;
Brigham Street Development. Openshaw, Waste Management Strategy, Brigham Street Development, Openshaw - Waste Management Strategy by Triangle Architects received 17 February 2023;
Waste Management Proforma Ref: 136171/FO/2023 dated 6 February 2023.

The agreed arrangements shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

12) Before the first occupation of the development, the following details relating to bin storage shall be fully implemented:

- i. Proposed Site Plan Ref: 20_051/02 Rev A (amended by drawing ref: 20-051 Southern Boundary Clarification attached to email from Triangle Architects dated 31 July 2024).
- ii. Brigham Street Development. Openshaw, Waste Management Strategy, Brigham Street Development, Openshaw - Waste Management Strategy by Triangle Architects received 17 February 2023;
- iii. Waste Management Proforma Ref: 136171/FO/2023 dated 6 February 2023.

The implemented bin storage shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

13) Before the occupation of the development, cycle storage shall be implemented in accordance with the specifications relating to the timber cycle storage enclosure, including the referenced padlocking arrangements as detailed in document referenced Condition 14 Cycle Storage by John Southworth. The cycle storage enclosures shall be installed in the locations shown on drawing ref: Proposed Site Plan Ref: 20_051/02 Rev A. The implemented cycle storage shall be maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

14) Before the occupation of the development, measures for acoustic attenuation shall be implemented in accordance with document referenced Brigham Street Openshaw Discharge of Condition 15 Noise Impact Assessment Report Project No 0972023 dated 5 October 2023 amended by email from JPM Acoustics dated 7 August 2024.

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 industrial uses to the west of the application site and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

15) The development shall be implemented in accordance with the following documents relating to the remediation of land contamination.

- i. Brigham Street Phase 2 Ground Investigation: by Curtis Ref: 081427-CUR-00-XX-RP-GE-00002 RevP02 dated 24 July 2023
- ii. Letter from IGE dated 17 November 2023 Ref: Remediation Strategy - Land at Brigham Street Openshaw Ref: 4046-02/LM
- iii. Gas monitor data Ref: GFM436 Final Inspection and Calibration Check Certificate dated 24.11.2022
- iv. Gas and groundwater monitoring by IGE Ref: 4046.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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 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 policies DM1 and EN18 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

16) The development shall be implemented in accordance with the following documents relating to surface water drainage:

Carley Daines drawing Ref: Engineering layout drawings Ref: 21. B.13127-11 Rev H

Carley Daines drawing Ref: Private drainage layout Ref: 21. B.13127-20 Rev D

Carley Daines drawing Ref: Section through proposed attenuation tank and plot foundation Ref: 21. B.13127-24

Carley Daines letter responding to comments received 21 February 2024 and 16 April 2024

Proposed residential development at land off Bringham Street Openshaw M11 2JJ

Method statement for design, installation and maintenance of attenuation tanks (783)

Site assessment and preparation by John Southworth (including technical assessment ref: 17/14-280

Emails from Hydro International Ref: Hydro-Brake Optimum Blockage Road dated 26 April 2024

Technical specification Stormcell Storage System by Hydro International

Hydro-International drawing Ref: SHE-0050 with mesh guard detail Ref: D0050 Rev A

Hydro-International drawing technical specification Ref: SHE-0057-2000-1958-2000 Hydro Brake Optimum

Hydro-International drawing technical specification Ref: SHE-0071-3000-1950-3000 Hydro Brake Optimum

United utilities documents

S106 Part 1 Application to connect to a public sewer rejection notice dated 1 December 2023

S106 Part 2 Request for permission for permission to work on a public sewer (MEDIUM / HIGH RISK) approval notice

UU email dated 16 November 2023 Re: Section 185 Diversion - UU Ref: 04552665

UU email dated 3 January 2024 Ref: 02975086 - WW PDE - Bringham Street Manchester.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S4 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

17) Before the occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved by the City Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details at all times thereafter. Those details shall include:

i. Verification report providing photographic evidence of construction as per design drawings;

- ii. As built construction drawings if different from design construction drawings;
- iii. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S4 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

18) Before the occupation of the building, the car parking spaces and other hard surfaces relating to each plot shall be implemented in accordance with the details of drawing referenced: Proposed Site Plan Ref: 20_051/02 Rev A. Upon occupation of the building, the car parking area shall be made available for use in accordance with the authorised use only and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

19) The development shall be implemented in accordance with the following drawings relating to the undertaking of related off site highways works:

Standard Road Construction Details Ref: 21.B.13127-SD01 Rev. B
Proposed Highways Adoption and Legal Plan Ref: 21.B.13127-30 Rev. F
Section 278 General Arrangement Ref: 21.B.13127 - 33 Rev. F
Section 278 Surfacing and Kerbing Layout Ref: 21.B.13127 - 34 Rev. C
Section 278 Site Clearance Plan Ref: 21.B.13127 - 35.

The approved works shall be implemented before the occupation of the development.

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

20) The development hereby approved shall be implemented in full accordance with the measures as set out in document referenced: One Manchester Environmental Standards Statement Brigham Street, Openshaw, Manchester by Watt Energy and Consulting Engineers dated 26 April 2022, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007), policies

JP-P6 and JP-S1 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

21) The authorised development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of document referenced: Crime Impact Statement: Bringham Street 20 No. Houses and 4 No. Apartments for One Manchester Version A: 17th October 2022 Reference: 2022/0453/CIS/01 by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and, within 3 months of the occupation final dwellinghouse to be constructed, written confirmation of the attainment of 'Secured by Design' accreditation shall be submitted to and acknowledged in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

22) The development shall be implemented in accordance with the following documents and drawings relating to bio-diversity enhancement:

- i. Document referenced: Preliminary Ecological Appraisal: Land at Bringham Street Manchester M11 2JH Ref: P.1592.22 dated 3 November 2022 (including recommendations detailed in section 5.3 Enhancements) by Ascerta.
- ii. The specification for bat and bird boxes detailed in document referenced Condition 23 - Ecology by John Southworth.
- iii. The positions of bat and bird boxes and fencing gaps for hedgehog movement as shown on annotated drawing received on 27 June 2024.

The development shall be undertaken in accordance with the approved details before the occupation of the apartments and maintained in situ thereafter.

Reason - To enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

23) The development shall be implemented in accordance with the Arboricultural Impact Assessment Land at Bringham Street Manchester M11 2JH Ref: P.1592.22 dated October 2022, including arrangements for protection of tree during construction (6.0 Tree Protection Measures) and the retention of one Cherry tree (G1) as identified on drawings referenced P.1592.22.02. The retained tree (G1) shall not be removed without the prior written consent of the City Council as local planning authority.

Reason - In order to avoid damage to any retained trees 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 for the City of Manchester.

24) The development shall be implemented in accordance with the following drawing relating on-site landscaping referenced: Landscape Proposals Ref: 7509.01.

The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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 the development incorporates 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 for the City of Manchester.

25) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

26) The development shall be implemented in accordance with the measures to safeguard protected species as detailed in document referenced Safeguarding protected species Bringham Street Manchester Ref: Version 1 - 15.08.23 by John Southworth

The approved scheme shall be implemented upon commencement of works and maintained throughout the construction phase.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

27) The development shall be implemented in accordance with the measures for managing the spread of invasive species within the site as set out in document referenced: Preliminary Ecological Appraisal Land at Bringham Street, Manchester, M11 2JH dated November 2022 Ref: P.1592.22 (Section 5.0 Evaluation and Recommendations) by Ascerta stamped as received by the City Council as local planning authority on 6 February 2023.

Reason - To prevent the spread of an invasive species (Cotoneaster), which has been identified on part of the application site and in the interests of residential amenity pursuant to policies SP1, EN18 and DM1 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

28) The development shall be implemented in accordance with document referenced: One Manchester Proposed Development at Bringham Street, Openshaw, Manchester, M11 2JJ Utility Feasibility Report Revision V0 by TDS relating to broadband connectivity (Section 5.4 Telecoms).

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

29) The development shall be implemented in accordance with the following drawings relating to boundary treatments:

- i. Proposed Site Plan Ref: 20_051/02 Rev A (amended by drawing ref: 20-051 Southern Boundary Clarification attached to email from Triangle Architects dated 31 July 2024).
- ii. Boundary Treatment Details Ref: 20-051 Rev 30.

The approved details shall be implemented before the first occupation the development and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

30) The development shall be implemented in accordance with the Unexploded Ordnance Risk Assessment as set out in Section 5.0 (page 8) of document referenced Openshaw West Site Phase 1 Preliminary Risk Assessment by Curtins Ref: 077873-CUR-00-XX-RP-GE-032
Revision: V01 Issue Date: 28 April 2021.

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

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

20 Brigham Street, Manchester, M11 2JR
3 Connie Street, Manchester, M11 2JT
21 Connie Street, Manchester, M11 2JT
3 Greer Street, Manchester, M11 2GL
4 Brigham Street, Manchester, M11 2JR
8 Brigham Street, Manchester, M11 2JR
6 Connie Street, Manchester, M11 2JT
30 Connie Street, Manchester, M11 2JT
27 Connie Street, Manchester, M11 2JT
18 Brigham Street, Manchester, M11 2JR
13 Connie Street, Manchester, M11 2JT
14 Brigham Street, Manchester, M11 2JR
5 Connie Street, Manchester, M11 2JT
32 Connie Street, Manchester, M11 2JT
14 Connie Street, Manchester, M11 2JT
15 Connie Street, Manchester, M11 2JT
59 Brigham Street, Manchester, M11 2JH
79 Meech Street, Manchester, M11 2JJ
16 Stan Jolly Walk, Manchester, M11 2HS
20 Stan Jolly Walk, Manchester, M11 2HS
71 Meech Street, Manchester, M11 2JJ
12 Connie Street, Manchester, M11 2JT
16 Brigham Street, Manchester, M11 2JR
10 Brigham Street, Manchester, M11 2JR
7 Connie Street, Manchester, M11 2JT
1 Connie Street, Manchester, M11 2JT
Flat 5, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 16, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 2, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 24, Victoria Court, Brigham Street, Manchester, M11 2YA
2 Mallaig Walk, Manchester, M11 2GT
Flat 22, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 15, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 6, Victoria Court, Brigham Street, Manchester, M11 2YA
61 Brigham Street, Manchester, M11 2JH
10 Jinnah Close, Manchester, M11 2HA
14 Mallaig Walk, Manchester, M11 2GT
6 Mallaig Walk, Manchester, M11 2GT
Flat 28, Victoria Court, Brigham Street, Manchester, M11 2YA

Flat 23, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 10, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 30, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 25, Victoria Court, Brigham Street, Manchester, M11 2YA
16 Jinnah Close, Manchester, M11 2HA
Flat 19, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 9, Victoria Court, Brigham Street, Manchester, M11 2YA
55 Brigham Street, Manchester, M11 2JH
14 Jinnah Close, Manchester, M11 2HA
8 Jinnah Close, Manchester, M11 2HA
13 Greer Street, Manchester, M11 2GL
69 Meech Street, Manchester, M11 2JJ
35 Stan Jolly Walk, Manchester, M11 2HS
Flat 21, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 27, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 11, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 14, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 3, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 17, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 8, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 18, Victoria Court, Brigham Street, Manchester, M11 2YA
Flat 20, Victoria Court, Brigham Street, Manchester, M11 2YA
17 Greer Street, Manchester, M11 2GL
27 Stan Jolly Walk, Manchester, M11 2HS
6 Kirktown Walk, Manchester, M11 2HE
73 Meech Street, Manchester, M11 2JJ
33 Stan Jolly Walk, Manchester, M11 2HS
53 Brigham Street, Manchester, M11 2JH
57 Brigham Street, Manchester, M11 2JH
17 Meech Street, Manchester, M11 2JJ
43 Meech Street, Manchester, M11 2JJ
15 Meech Street, Manchester, M11 2JJ
41 Meech Street, Manchester, M11 2JJ
33 Meech Street, Manchester, M11 2JJ
4 Connie Street, Manchester, M11 2JT
29 Meech Street, Manchester, M11 2JJ
27 Meech Street, Manchester, M11 2JJ
75 Meech Street, Manchester, M11 2JJ
39 Meech Street, Manchester, M11 2JJ
31 Stan Jolly Walk, Manchester, M11 2HS
19 Greer Street, Manchester, M11 2GL
23 Connie Street, Manchester, M11 2JT
37 Meech Street, Manchester, M11 2JJ
77 Meech Street, Manchester, M11 2JJ
34 Connie Street, Manchester, M11 2JT
7 Greer Street, Manchester, M11 2GL
Flat 31, Victoria Court, Brigham Street, Manchester, M11 2YA
6 Jinnah Close, Manchester, M11 2HA
10 Connie Street, Manchester, M11 2JT
2 Connie Street, Manchester, M11 2JT
36 Connie Street, Manchester, M11 2JT
28 Connie Street, Manchester, M11 2JT
Flat 26, Victoria Court, Brigham Street, Manchester, M11 2YA
12 Jinnah Close, Manchester, M11 2HA

8 Stan Jolly Walk, Manchester, M11 2HS
25 Connie Street, Manchester, M11 2JT
Flat 29, Victoria Court, Bringham Street, Manchester, M11 2YA
Flat 4, Victoria Court, Bringham Street, Manchester, M11 2YA
Flat 1, Victoria Court, Bringham Street, Manchester, M11 2YA
10 Mallaig Walk, Manchester, M11 2GT
8 Mallaig Walk, Manchester, M11 2GT
4 Mallaig Walk, Manchester, M11 2GT
15 Greer Street, Manchester, M11 2GL
11 Greer Street, Manchester, M11 2GL
29 Connie Street, Manchester, M11 2JT
5 Greer Street, Manchester, M11 2GL
19 Connie Street, Manchester, M11 2JT
18 Connie Street, Manchester, M11 2JT
17 Connie Street, Manchester, M11 2JT
Flat 12, Victoria Court, Bringham Street, Manchester, M11 2YA
Flat 7, Victoria Court, Bringham Street, Manchester, M11 2YA
10 Stan Jolly Walk, Manchester, M11 2HS
12 Mallaig Walk, Manchester, M11 2GT
14 Stan Jolly Walk, Manchester, M11 2HS
12 Stan Jolly Walk, Manchester, M11 2HS
16 Connie Street, Manchester, M11 2JT
35 Meech Street, Manchester, M11 2JJ
31 Meech Street, Manchester, M11 2JJ
25 Meech Street, Manchester, M11 2JJ
29 Stan Jolly Walk, Manchester, M11 2HS
9 Greer Street, Manchester, M11 2GL
9 Connie Street, Manchester, M11 2JT
8 Connie Street, Manchester, M11 2JT
26 Connie Street, Manchester, M11 2JT
11 Connie Street, Manchester, M11 2JT
1 Greer Street, Manchester, M11 2GL
4 Stan Jolly Walk, Manchester, M11 2HS
18 Stan Jolly Walk, Manchester, M11 2HS
6 Stan Jolly Walk, Manchester, M11 2HS
2 Stan Jolly Walk, Manchester, M11 2HS
12 Bringham Street, Manchester, M11 2JR

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