

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141796/JO/2024

Date registered valid: 20 December 2024

Proposal: Application to vary condition no. 2 (approved drawings) attached to planning permission 133858/FO/2022 to allow for amendments to the internal layout of the accommodation.

Address: Land Adjacent To Newall Green Farm, Manchester

Ward(s): Baguley Ward

Applicant: Abbeyway Commercial Ltd

Agent (if any): Mr Lee Mansfield Studio KMA

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 February 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 14 January 2025

Standard consultations:

Printed: 8 January 2025 Expired: 29 January 2025

Neighbour notifications

Printed: 8 January 2025 Expired: 29 January 2025

Site notice

Posted: 14 January 2025 Expired: 4 February 2025

Press advert

Published: 14 January 2025 Expired: 4 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to a site to the southwest of Newall Green Farm. The farm complex, which consists of three buildings is now used as supported housing following the granting of a number of planning and listed building consent applications. The site is located within the Green Belt, bounded to the north, south and the east by the existing buildings and site of Newall Green Farm and to the west by school playing fields associated with Newall Green High School.

The Newall Green Farm complex is operated by Zeno, a specialist independent provider of services for adults with learning disabilities and associated development impairments. They provide a complete life approach, from supporting young people in their family home through to adults of all ages within community settings. Zeno support individuals across the whole spectrum of developmental impairments, including autism and associated mental health issues by providing both supported living and residential care placements.

Newall Green Farm consist of a 17th century farmhouse (building A); an 18th century L shaped building which would have been used as a barn (building B); and an 18th century building which would have been used as a cart house and stables (building C). All three buildings benefit from Grade II listing, having been listed in 1952 (farmhouse) and 1974 (barn; cart house and stables) respectively.

Building A is in use as a care home; building B as two supported living dwelling units on the ground floor with five independent living dwelling units above; while building C is used as three 4 bed supported living dwelling units and one 3 bed supported living dwelling unit. Planning permission is in place under reference 103283/FO/2013/S2 for the erection of a two storey ancillary office building (building D) and a horse riding arena, with associated stable block and livestock building, but these have not been erected.

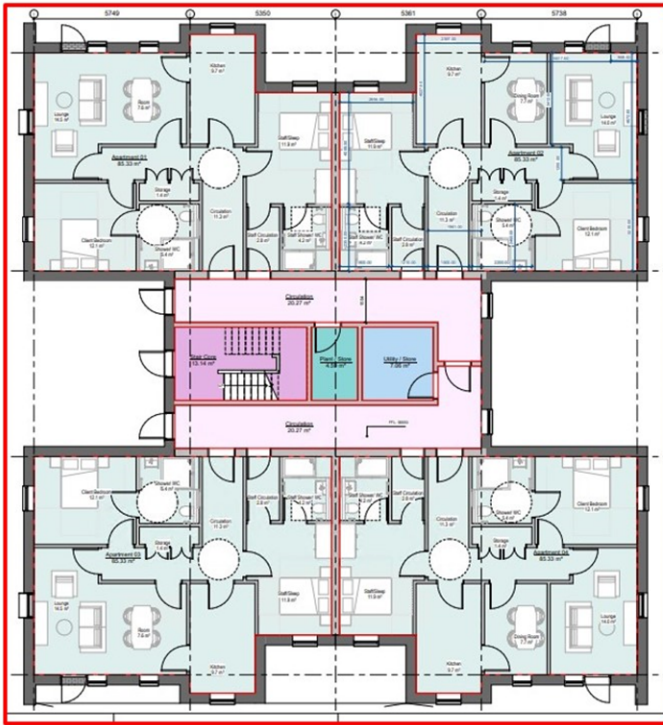
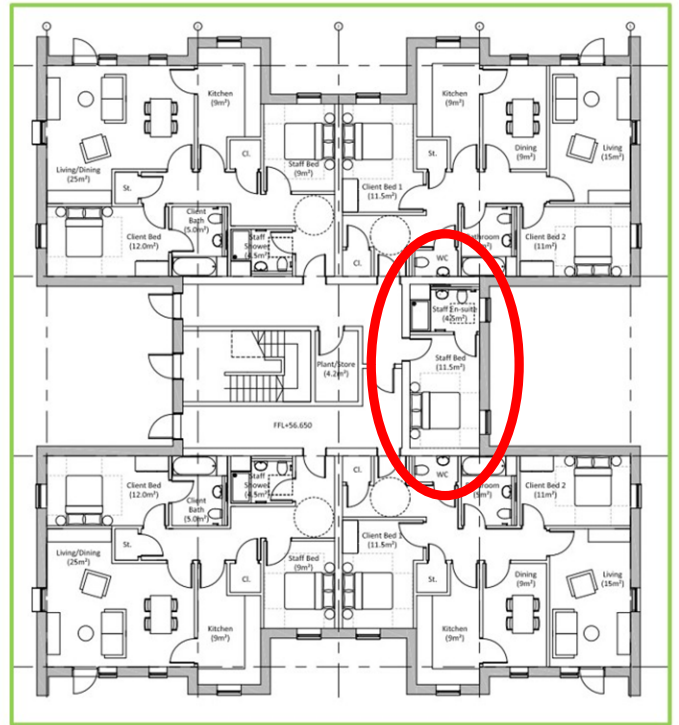


Listed building: 3 x Grade II
Conservation area: No
Tree Preservation Order: No

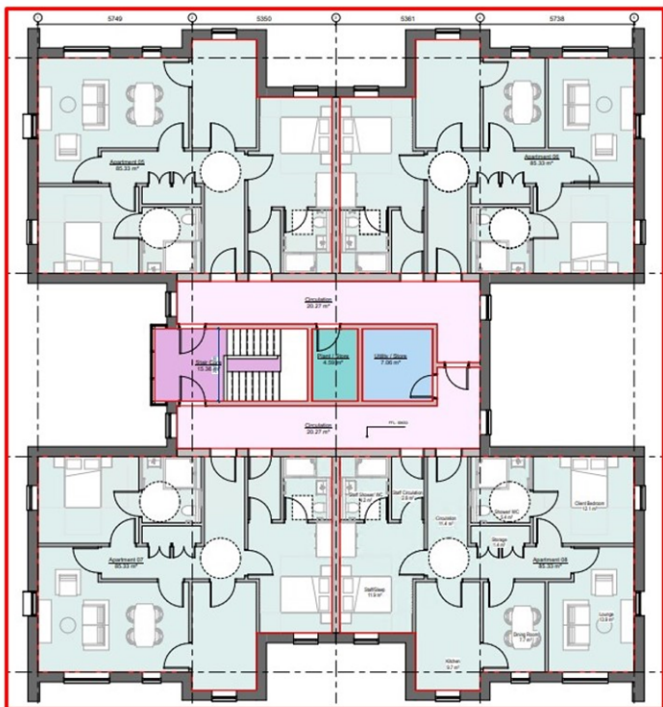
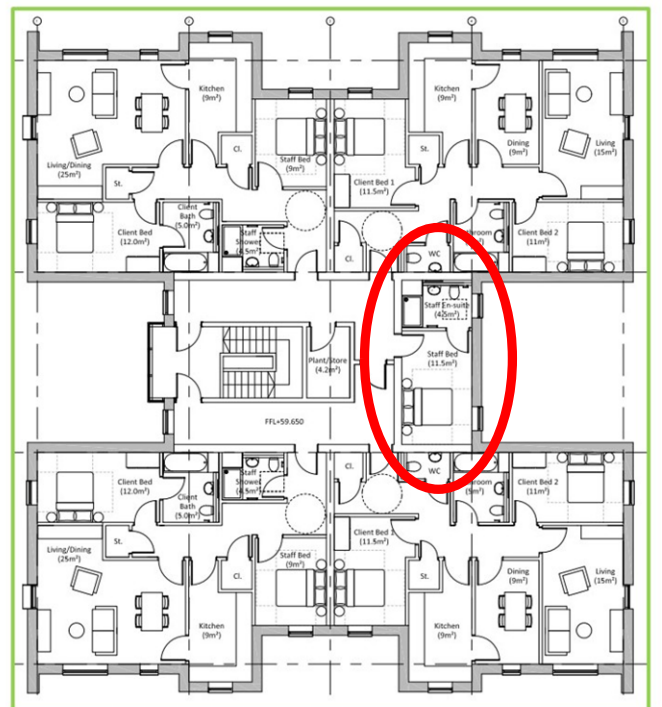
Description of development

The applicant obtained planning permission under reference 133858/FO/2022, to erect a two storey residential building in place of building D to provide eight supported living apartments. The use would operate in conjunction with the existing supported housing services in Newall Green Farm, though it would be fenced off from it to provide security for its residents. Gated access between the existing and proposed supported housing uses would be provided. Each apartment would have two bedrooms, one of which would be for a member of staff. As with the existing complex, vehicular access is to be gained via the driveway off Whitecarr Lane and this would lead to a total of 26 car parking spaces and a drop-off area.

The applicant is now applying to vary condition no.2 (approved drawings) to allow for amendments to the internal layout of the accommodation. While the layout of a number of the flats would be amended, the main changes come in the form of staff “sleep-over” accommodation circled in red below. The approved layout (red) and proposed layouts (green) are shown below:



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – No objections to the proposal as the amendments would not impact on any access or parking arrangements.

Neighbourhood Team Leader (Arboriculture) – No objections given the nature of the proposed amendments.

MCC Flood Risk Management – No objections raised, previous comments regarding the imposition of a drainage condition are still relevant.

Greater Manchester Police – No objections and recommends that the proposal is built to Secured by Design standards.

Greater Manchester Archaeological Advisory Service – The proposed amendments do not have any archaeological implications.

Trafford Council – No objections to the proposal.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. 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.

In addition to the above, Section 16 (*Conserving and enhancing the historic environment*) is of relevance:

Paragraph 210 in Section 16 states that in determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P2: Heritage (Heritage) – This policy states that the member authorities will proactively manage and work with partners to positively conserve, sustain and enhance their respective historic environments, heritage assets and their settings.

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, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 3, *Heritage*, - This policy states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy EN15, *Biodiversity and Geological Conservation*, - This policy states that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City and particular consideration will be given protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP).

The policy states further that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Policy H10, *Special Needs and Supported Housing*, - Proposals for accommodation for people with additional support needs will be supported where:-

- It is not detrimental to the residential character of the area.
- There is not a high concentration of similar uses in the area already.
- There is no potential for significant noise or other disturbance to neighbours.
- Where it will contribute to the vitality and viability of the neighbourhood.
- Where there would not be a disproportionate stress on local infrastructure such as health facilities.

Policy DM1, *Development Management* – This policy 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:-

- 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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.

- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Saved UDP Policies – Policy DC19.1, *Listed Buildings*, states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a) not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b) not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c) not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e) permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f) not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Issues

Principle of the Proposal – Given the previous approval on the site this proposal, to amend the internal layout, is considered acceptable in principle.

Design – The internal alterations would not result in any changes to the previously approved elevations. As a result the design of the proposal remains acceptable.

Siting – The siting of the proposed accommodation has not been altered.

Impact on the Listed Buildings – It was acknowledged that the original proposal would have some impact on the settings of the three listed buildings, particularly from the west given the current open aspect of the site when viewed from the playing fields and from the additional scale and mass of the apartment building. Notwithstanding this, given the distances between the listed buildings and the proposal, and the fact extant planning permission exists to erect an office building on this site and a riding arena and stables to the south of it, it was considered that the impact would be less than substantial and that the public benefit of providing this much needed supported housing would outweigh any harm. The amendments to the internal layout of the proposal accommodation would not alter these findings.

Impact on the Green Belt – It was previously demonstrated that the proposed building would not reduce the visual openness of the wider Green Belt and that it would sit comfortably in this essentially urban edge setting. Accordingly, it is still considered that the residential accommodation would not compromise the key purposes of Green Belt, namely retention of openness and the prevention of neighbouring towns merging into one another.

Disabled Access – The ground floor accommodation would be fully accessible as level access would be provided and each apartment has been designed to allow for wheelchair circulation throughout. The first-floor accommodation has also been designed with the same level of circulation space but as no lifts have been provided they would only be fit for the ambulant disabled.

Given the existing accommodation throughout the Newall Green Farm complex, this level of provision is considered acceptable in this instance.

Space Standards – The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments.

The amount of floor space proposed for each supported apartment remains at 85m². As the guidance states that a two-bed apartment should be between 61-70m² in size, the proposal complies with Manchester's space standards.

Residential Amenity – Due to its siting it is not considered that the proposed building would lead to overlooking and any associated reduction in the levels of privacy enjoyed by the nearest neighbours.

In addition, it is not considered that the comings and goings associated with the eight supported living apartments would be of such a level so as to negatively impact the existing levels of residential amenity enjoyed within the vicinity of the site.

Visual Amenity – The proposed apartment building would not be readily visible from Newall Road and Whitecarr Lane. The perimeter of the site with Newall Road is maturely landscaped, while the proposal would be set back some 68 metres from Whitecarr Lane. Given this, and the design and scale of the two storey apartment building, it is not considered that the proposal would have a detrimental impact upon the existing levels of visual amenity enjoyed along Whitecarr Lane and Newall Road.

Amenity Space – A substantial amount of soft landscaping would remain within the site, as a result it is still considered that sufficient amenity space would exist for the future occupants of the supported housing.

Pedestrian and Highway Safety – The proposed amendments to the internal layout would not prove detrimental to the levels of pedestrian and highway safety currently enjoyed within the vicinity of the site.

Trees, Landscaping and Ecology – The proposed amendments would not result in the loss of any trees or any other ecological features. Conditions regarding the implementation of a landscaping scheme and biodiversity enhancements would remain.

Security – Given the nature of the existing and proposed accommodation the site is run on a secure basis, as such there is no requirement to attach a Secured by Design condition in this instance.

Drainage – The conditions previously requested by Flood Risk Management would still be attached to this consent to ensure the provision of a suitable drainage scheme.

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 to resolve any matters arising in relation to dealing with the planning application.

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 the original planning permission, 133858/FO/2022, i.e. 2 September 2022 2023.

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 received on 24 May 2022:

- | | | |
|----|------------------------------------|-------------------|
| a) | 18421-CWA-XX-XX-DR-A-0103 REV P-02 | ROOF PLAN |
| b) | 18421-CWA-XX-XX-DR-A-0121 REV P-01 | SECTIONS |
| c) | 18421-CWA-XX-XX-DR-A-0131 REV P-02 | ELEVATIONS 1 OF 2 |
| d) | 18421-CWA-XX-XX-DR-A-0132 REV P-02 | ELEVATIONS 2 OF 2 |

- e) 18421-CWA-XX-XX-DR-A-0301 REV P-02 SITE LOCATION PLAN
- f) 18421-CWA-XX-XX-DR-A-0302 REV P-03 SITE/BLOCK
- g) 18421-CWA-XX-XX-DR-A-0303 REV P-03 SITE PLAN
- h) 18421-CWA-XX-XX-DR-A-0304 REV P-02 SITE PLAN AND EXTANT DEVELOPMENT
- i) 18421-CWA-XX-XX-DR-A-0305 REV P-02 SITE AREA, FLOORSPACE
- j) 18421-CWA-XX-XX-DR-A-0331 REV P-03 SITE ELEVATIONS
- k) 18421-CWA-XX-XX-DR-A-0332 REV P-03 SITE SECTIONS - ADJACENT BUILDINGS
- l) 18421-CWA-XX-XX-DR-A-0342 REV P-03 BOUNDARY TREATMENTS

and the following drawings received on 20 December 2024:

- m) T1255_WNG_7001_P1 - PROPOSED GROUND FLOOR PLAN
- n) T1255_WNG_7002_P1 - PROPOSED FIRST FLOOR PLAN

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.

3) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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 Manchester Core Strategy.

4) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development hereby approved shall be used for either Class C2 or Class C3 residential accommodation.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

5) No above ground work shall commence until a detailed hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the development hereby approved is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the

written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

7) The car parking hereby approved shall be laid out, demarcated and made available prior to the occupation of the residential accommodation hereby approved.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

8) Notwithstanding the details shown on drawing no. 18421-CWA-XX-XX-DR-A-0303 REV P-03 (SITE PLAN), no above ground work shall commence until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

9) Before the development hereby approved is first occupied a detailed Travel Plan, based on the submitted Transport Statement, stamped as received on 24 May 2022, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those residing at the development, including the provision of e-bike charging points,

ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time,

iii) mechanisms for the implementation of the measures to reduce dependency on the private car,

iv) measures for the delivery of specified travel plan services,

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN08 and EN14 in the Manchester Core Strategy and national policies within the NPPF and NPPG.

11) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;
- b) As built construction drawings if different from design construction drawings;
- c) 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, pursuant to policies EN08 and EN14 in the Manchester Core Strategy and national policies within the NPPF and NPPG.

12) a) Prior to the commencement of above ground works a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

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

Reason - In the interests of residential and visual amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

13) The development shall be carried out in accordance with the Phase 1 Contaminated Land Assessment (GeoSmart, dated April 2022) and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

14) The development hereby approved shall be implemented in accordance with the measures as set out within Section 6 of the Design and Access Statement, stamped as received by the City Council as local planning authority on 24 May 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 authorised 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 Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) Above grounds works shall not commence until details of biodiversity enhancements (bird boxes and bat bricks) referred to in Section 5.3 of the Preliminary Ecological Appraisal (Ascerta, stamped as received on 24 May 2022), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

16) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

17) Above grounds works shall not commence until details of the Badger and small mammals Reasonable Avoidance Measures referred to in Section 5.2 of the Preliminary Ecological Appraisal (Ascerta, stamped as received on 24 May 2022), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

18) Above grounds works shall not commence until details of the Amphibian Reasonable Avoidance Measures referred to in Section 5.2 of the Preliminary Ecological Appraisal (Ascerta, stamped as received on 24 May 2022), including a timetable for their installation and maintenance

regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

19) If development hereby approved has not commenced by 1st April 2023, or if works are required to trees T1, T2, or T3 before this date, an updated bat assessment shall be submitted to and be approved by the City Council as local planning authority and the construction works undertaken in accordance with the approved details.

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

20) The development hereby approved shall be implemented in full accordance with the measures as set out within Section 6 of the Design and Access Statement, stamped as received by the City Council as local planning authority on 24 May 2022. Within 3 months of the completion of the construction of the authorised 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) and the National Planning Policy Framework.

21) The development hereby approved shall not commence until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- a) A construction programme including phasing of works;
- b) 24 hour emergency contact number;
- c) Expected number and type of vehicles accessing the site:- i) Deliveries, waste, cranes, equipment, plant, works, visitors; ii) Size of construction vehicles; iii) The use of a consolidation operation or scheme for the delivery of materials and goods; iv) Phasing of works;
- d) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):- Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
- e) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- f) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- g) Locations for storage of plant/waste/construction materials;
- h) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- i) Arrangements to receive abnormal loads or unusually large vehicles;

- j) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- k) Any necessary temporary traffic management measures;
- l) Measures to protect vulnerable road users (cyclists and pedestrians);
- m) Arrangements for temporary facilities for any bus stops or routes;
- n) Bird Hazard Management Plan during construction
- o) Method of preventing mud being carried onto the highway;
- p) Method of dust suppression;
- q) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19, DM1 and DM2 of the Manchester Core Strategy.

Informatives

1) Informative for condition 8 - The submitted details shall include the number of bays (minimum of 20% provision), the type of charging infrastructure to be installed and the location of ducting for the future provision of additional chargers.

2) Informative for condition 10 - In order to discharge condition no. 10 the following additional information has to be provided:

- a) 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;;
- b) Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- c) Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- d) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- e) Hydraulic calculation of the proposed drainage system;
- f) Construction details of flow control and SuDS elements.

3) Informative for condition 17 - The Badger and small mammals Reasonable Avoidance Measures should include:

- a) Vegetation clearance applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C;
- b) The cut material is to be chipped and placed in discrete piles outside the working areas or removed from the site;

- c) Existing tracks should be utilised for vehicle movements where possible;
- d) Throughout the works all trenches must be covered at night or ramps provided to prevent badger and hedgehog from getting stuck. Large pipes must also be covered to prevent badger access and risk of these species getting stuck; and
- e) Construction material will be stored on pallets to avoid creating habitat for hedgehog and badger.

4) Informative for condition 18 - Amphibian Reasonable Avoidance Measures should include:

- a) Vegetation clearance applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C;
- b) The works should start from the middle of an area and work outwards to allow animals to leave;
- c) The cut material is to be chipped and placed in discrete piles outside the working areas or removed from the site;
- d) Existing tracks should be utilised for vehicle movements where possible;
- e) Throughout the works, all trenches must be covered at night or ramps provided to prevent amphibians from getting stuck; and
- f) Construction material will be stored on pallets to avoid creating habitat for and amphibians.

Appendix 1 – List of consultees & neighbours notified

Highway Services
 Environmental Health
 Neighbourhood Team Leader (Arboriculture)
 MCC Flood Risk Management
 Greater Manchester Police
 United Utilities Water PLC
 Greater Manchester Archaeological Advisory Service
 Trafford Council
 Greater Manchester Ecology Unit
 44 Newall Road, Wythenshawe, M23 2UB
 15 Newall Road, Manchester, M23 2TY
 51 Newall Road, Manchester, M23 2UA
 Flat 5, 8 Newall Road, Manchester, M23 2TX
 Flat 1, 8 Newall Road, Manchester, M23 2TX
 Flat 2, 8 Newall Road, Manchester, M23 2TX
 Flat 3, 8 Newall Road, Manchester, M23 2TX
 Flat 4, 8 Newall Road, Manchester, M23 2TX
 8 Newall Road, Manchester, M23 2TX
 10 Newall Road, Manchester, M23 2TX
 47 Newall Road, Manchester, M23 2TY
 43 Newall Road, Manchester, M23 2TY
 27 Newall Road, Manchester, M23 2TY
 11 Newall Road, Manchester, M23 2TY
 12 Newall Road, Manchester, M23 2TX
 13 Newall Road, Manchester, M23 2TY
 9 Newall Road, Manchester, M23 2TY
 7 Newall Road, Manchester, M23 2TY
 49 Newall Road, Manchester, M23 2TY
 45 Newall Road, Manchester, M23 2TY
 41 Newall Road, Manchester, M23 2TY
 39 Newall Road, Manchester, M23 2TY
 37 Newall Road, Manchester, M23 2TY

35 Newall Road, Manchester, M23 2TY
33 Newall Road, Manchester, M23 2TY
31 Newall Road, Manchester, M23 2TY
29 Newall Road, Manchester, M23 2TY
25 Newall Road, Manchester, M23 2TY
19 Newall Road, Manchester, M23 2TY
23 Newall Road, Manchester, M23 2TY
21 Newall Road, Manchester, M23 2TY
17 Newall Road, Manchester, M23 2TY
22 Shadowbrook Avenue, Manchester, M232bd

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Green Belt Land - Green Belt Area (LDF)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA