MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141245/JO/2024
Date registered valid:	15 October 2024
Proposal:	Variation of condition 2 (specified plans) attached to planning permission 137424/FO/2023 to allow change of external and internal layout, together with the introduction of flue and changes to elevational treatment
Address:	Simon House, Brownley Road, Manchester, M22 5RA
Ward(s):	Woodhouse Park Ward
Applicant:	Mr Edgeley, Teledata UK ltd
Agent (if any):	Miss Vivienne Goddard, Union 4 Planning
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	5 December 2024



Application details

Type of application: Variation or Removal of Condition

Development type: Major Office

Date of site visit: 11 November 2024

Standard consultations:
Printed: 28 October 2024 Expired: 18 November 2024

Neighbour notifications
Printed: 28 October 2024 Expired: 18 November 2024

Site notice
Posted: 11 November 2024 Expired: 2 December 2024

Press advert
Published: 5 November 2024 Expired: 19 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application relates to the former site of Simon House, a part single/part 2 storey building that was demolished (137327/DEM/2023) to make way for a replacement data centre (137424/FO/2023).

To the north of the site lies Delta House, which is currently occupied by the applicant. To the south of the site, on the opposite side of Wavell Road there is a cleared site, while to the west of the site, also on the opposite side of Wavell Road, there is a bingo hall. To the east, on the opposite side of Brownley Road, there is a large area of open space and beyond that residential accommodation.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicants obtained planning permission for the erection of the data centre in October 2023 (137424/FO/2023). The applicants are applying to vary that permission in order to incorporate the following revisions into the scheme:

1. Increased height of the roof top flue;
2. Roof top stairs for maintenance access;
3. Alterations to the main entrance access with the re-orientation of the proposed access ramp;
4. Minor changes to the elevations with the introduction of additional service doors;
5. Removal of two trees on the northeast corner; and
6. Introduction of security bollards around the building.

Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Have made the following comments:

- Reconfiguration of the ramp to the main entrance has required extension to the proposed internal zebra crossing style facility which is considered acceptable by highways. The proposed bollards and ramp reconfiguration do not affect the adopted highway or affect internal movement/access. Highways have no concerns regarding the additional pedestrian doorways which are proposed into the building.
- Highways note that an additional area of new security fencing is proposed to the building's western elevation fronting Wavell Road around an existing unadopted grass verge area. Gates at this location are shown to open outwards onto the Wavell Road footway Highways request that gates open inwards in order to remove potential conflict with passing pedestrians/vehicles. The applicant should also confirm that the double-gates at this location are for pedestrian access only.

MCC Flood Risk Management – No objections received.

Greater Manchester Police – No objections to the proposal.

Greater Manchester Ecology Unit – No objection to the amended plans. The previously applied biodiversity conditions should be reapplied to any new permission.

Transport For Greater Manchester – No objections to the proposal.

United Utilities Water PLC – No objections to the proposal.

City Arborist – No objection to the proposals for this site, subject to the mitigation planting plan being actioned.

Policies

The National Planning Policy Framework (December 2023) – 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 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.

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.

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 DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- 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.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

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.

Issues

The proposed amendments to the proposed scheme are described in further detail below:

1. The flue runs through the building internally and would extend 1 metre above the highest part of the roof line as required to achieve the necessary level of dispersion of exhaust emissions. The approved data centre includes three 2.2MW emergency backup diesel generators which provide power to the data centre in the event of a power failure. The flue is required for these backup generators.
2. The area to the front of the main entrance has been reconfigured including changing the ramped access to provide the required gradient to accommodate the level change from Delta House.
3. Changes to the main entrance (north elevation) reflect the reconfiguration of the ramp to the main entrance. A secondary access door has been introduced to the louvered screening providing access to the plant area. Three service doors and additional louvered screens are to be introduced on the western elevation. On the south elevation an additional access door is introduced to the louvered screening providing access to the plant area. The remainder of the elevation remains unchanged. On the east elevation the access door has been amended and the ramp and railings have been removed.
4. The trees located on the northeast corner have been removed. As part of the original application the supporting tree survey identified that these trees (T10 and T12) as category U trees which are dead and should be felled. These two trees were shown incorrectly as being retained on the approved plans. This application seeks to regularise the removal of these trees.
5. The security of the site is a priority and in addition to the approved fencing it is proposed to introduce security bollards along the east, south and west elevations.

Design – The revisions to the design of the proposed building are considered acceptable and would not reduce its overall quality.

Residential Amenity – It is not considered that the above amendments would have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of the nearest dwellings to the site. Notwithstanding this, it is still considered prudent to attach the conditions suggested by Environmental Health for the original consent (137424/FO/2023).

Visual Amenity – As the overall design of the building remains the same, apart from the introduction of several additional doors and other minor amendments, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The gates referred to by Highway Services are in fact to a sub-station and are not to be used as either a vehicular or pedestrian access. As such, the proposal would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed on the local road network.

Trees – The loss of the two dead trees is considered acceptable and their replacement will be guaranteed through the implementation of a landscaping scheme required of condition 13, which has already been discharged.

Other Legislative Requirements

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

Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

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

Recommendation: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this 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, 137424/FO/2023, i.e. 2 October 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 28 June 2023:

a) Site Location Plan 3447-TSP-ZZ-XX-DR-A-00-000 Rev 3
b) Design and Access Statement
c) Planning Statement
d) Ecology Report
e) Transport Statement
f) Travel Plan
g) Phase 1 Environmental Assessment Report
h) Flood Risk Assessment

and the following drawing received on 26 September 2023:

i) Proposed Access Arrangements 2023/7192/004 P2

and the following drawings received on 15 October 2024:

j) Site Plan Proposed 170188-TSP-ZZ-XX-DR-A-00003 Rev P07
k) Floorplans Ground and First Proposed 170188-TSP-ZZ-XX-DR-A-05000 Rev P05
l) Elevations proposed 170188-TSP-ZZ-XX-DR-A-05700 Rev P05
m) Elevations proposed (site context) 170188-TSP-ZZ-00-DR-A-05701 Rev P03
n) Elevational Treatments - south and east 170188-TSP-ZZ-XX-DR-A-05790 Rev P03
o) Elevational Treatments - north and west 170188-TSP-ZZ-XX-DR-A-05791 Rev P03
p) Proposed Sections 170188-TSP-ZZ-XX-DR-A-05800 Rev P05
q) Floor plans - Proposed Roof 170188-TSP-ZZ-02-DR-A-05001 Rev P03
r) Tree Survey prepared by Rainfords Tree Care
s) Air Quality Assessment prepared by PJD consultants

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

3) DISCHARGED UNDER APPLICATIONS CDN/24/0488 AND CDN/24/0591 - No materials to be used on the external elevations of the building, shall be installed/erected until details 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) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background(LA90) level at the nearest noise sensitive location. This requirement relates to the mechanical equipment necessary for the day-to-day operation of the data centre.

b) The emergency generator and related equipment shall be selected to achieve a rating level of no more than 12dB above typical background daytime levels at the nearest noise sensitive location. Such equipment would only be used in an emergency and would additionally be tested between 9.00 am - 6pm Monday to Friday for no more than 30 minutes in any test interval. All testing to be in compliance with the Simons House Air Quality Assessment Report.

c) Prior to commencement of the use hereby approved a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work

undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26

6) DISCHARGED UNDER APPLICATION CDN/24/0196 - 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 amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

7) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted to the LPA for approval to evidence this.

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.

8) No development hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that 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 national policies within the NPPF and NPPG and Policies EN08 and EN14 in the Manchester Core Strategy.

9) 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:

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

o As built construction drawings if different from design construction drawings;
o 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 national policies within the NPPF and NPPG and Policies EN08 and EN14 in the Manchester Core Strategy.

10) 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.

11) DISCHARGED UNDER APPLICATION CDN/24/0196 - Above grounds works shall not commence until details of biodiversity enhancements (e.g. bird boxes), 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.

12) DISCHARGED UNDER APPLICATION CDN/24/0196 - Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

13) DISCHARGED UNDER APPLICATION CDN/24/0196 - Prior to the commencement of above ground works, a detailed landscaping plan based on drawing no. 3447-TSP-ZZ-XX-DR-A-00-002 Rev 6, received on 28 June 2023, shall be 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 building 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.

14) The car parking spaces hereby approved shall be laid out and made available for use before first occupation of the development hereby approved. The car parking spaces shall remain in-situ for the duration of the development.

Reason - In the interests of residential amenity and pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

15) DISCHARGED UNDER APPLICATION CDN/24/0196 - Above-ground construction works shall not commence until details of the vehicle charging units to be installed within the curtilage of the site have been submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall thereafter be implemented prior to the occupation of the development hereby approved.

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

16) No part of the development shall be occupied until the facilities for bicycle parking, as shown on drawing no. 3447-TSP-ZZ-XX-DR-A-00-002 Rev 6, received on 28 June 2023, have been provided. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle 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 Manchester Core Strategy.

17) The development hereby approved shall not be occupied until a detailed Travel Plan, based on the approved Framework Travel Plan (RGP 2023/7192/TP01
, received on 28 June 2023), has been submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Travel Plan shall thereafter be implemented in accordance with an agreed timeframe.

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,
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).

18) The off-site highway works, as shown on drawing no. 2023/7192/004 P2 (Proposed Access Arrangements), received on 26 September 2023, shall be implemented and be in place prior to first use of the development hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

19) The development hereby approved shall be implemented in accordance with the measures as set out within Section 7 (Sustainability) of the Design and Access Statement (TTSP June 2023), received on 28 June 2023, 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.

20) DISCHARGED UNDER APPLICATION CDN/23/0808 - No development shall take place until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan 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) Method of preventing mud being carried onto the highway;
o) Method of dust and smoke suppression;
p) 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 and the safe operation of Manchester Airport, 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 - In order to discharge the above drainage condition the following additional information has to be provided:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- 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, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- 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 45% climate change;
- Assessment of overland flow routes for extreme events. 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.
- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground
- investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- 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.

- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

2) Bats - Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit
United Utilities Water PLC

32 Tramore Walk, Wythenshawe, M22 5QW
First Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
260, Brownley Road, Wythenshawe, M225EB
St Andrews Manse, Brownley Road, Manchester, M22 0DW
24 Tramore Walk, Manchester, M22 5QW
8 Frimley Gardens, Manchester, M22 5TE
17 Frimley Gardens, Manchester, M22 5TE
St Andrews Church, Brownley Road, Manchester, M23 0DW
Unit 5, Alpha House, Rowlandsway, Manchester, M22 5RG
Delta House, Wavell Road, Manchester, M22 5QZ
Buzz BIngo, Rowlandsway, Manchester, M22 5RS
Sixth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
36 Foxford Walk, Manchester, M22 5QN
50 Tramore Walk, Manchester, M22 5QW
38 Tramore Walk, Manchester, M22 5QW
32 Tramore Walk, Manchester, M22 5QW
242 Brownley Road, Manchester, M22 5EB
18 Rosslare Road, Manchester, M22 5NQ
18 Tramore Walk, Manchester, M22 5QW
248 Brownley Road, Manchester, M22 5EB
343 Brownley Road, Manchester, M22 5FB
20 Frimley Gardens, Manchester, M22 5TE
258 Brownley Road, Manchester, M22 5EB
18 Frimley Gardens, Manchester, M22 5TE
Centron House, Rowlandsway, Manchester, M22 5QZ
Alpha House, Rowlandsway, Manchester, M22 5RG
Ground Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Fifth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Fourth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Seventh Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
20 Tramore Walk, Manchester, M22 5QW

34 Foxford Walk, Manchester, M22 5QN
14 Rosslare Road, Manchester, M22 5NQ
32 Foxford Walk, Manchester, M22 5QN
Second Floor And Third Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
30 Foxford Walk, Manchester, M22 5QN
24 Frimley Gardens, Manchester, M22 5TE
4 Frimley Gardens, Manchester, M22 5TE
Ground Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Seventh Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Sixth Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Third Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Second Floor, Delta House, Wavell Road, Manchester, M22 5QZ
First Floor, Delta House, Wavell Road, Manchester, M22 5QZ
52 Tramore Walk, Manchester, M22 5QW
16 Tramore Walk, Manchester, M22 5QW
87 Meliden Crescent, Manchester, M22 5EE
13 Lagan Walk, Manchester, M22 5WG
46 Tramore Walk, Manchester, M22 5QW
44 Tramore Walk, Manchester, M22 5QW
16 Rosslare Road, Manchester, M22 5NQ
19 Foxford Walk, Manchester, M22 5QN
40 Tramore Walk, Manchester, M22 5QW
34 Tramore Walk, Manchester, M22 5QW
341 Brownley Road, Manchester, M22 5FB
339 Brownley Road, Manchester, M22 5FB
254 Brownley Road, Manchester, M22 5EB
271 Woodfield, Manchester, M22 5TB
269 Woodfield, Manchester, M22 5TB
267 Woodfield, Manchester, M22 5TB
265 Woodfield, Manchester, M22 5TB
16 Frimley Gardens, Manchester, M22 5TE
14 Frimley Gardens, Manchester, M22 5TE
12 Frimley Gardens, Manchester, M22 5TE
10 Frimley Gardens, Manchester, M22 5TE
256 Brownley Road, Manchester, M22 5EB
252 Brownley Road, Manchester, M22 5EB
250 Brownley Road, Manchester, M22 5EB
275 Woodfield, Manchester, M22 5TB
273 Woodfield, Manchester, M22 5TB
6 Frimley Gardens, Manchester, M22 5TE
22 Frimley Gardens, Manchester, M22 5TE
2 Frimley Gardens, Manchester, M22 5TE
246 Brownley Road, Manchester, M22 5EB
244 Brownley Road, Manchester, M22 5EB
240 Brownley Road, Manchester, M22 5EB
238 Brownley Road, Manchester, M22 5EB
48 Tramore Walk, Manchester, M22 5QW
42 Tramore Walk, Manchester, M22 5QW
26 Tramore Walk, Manchester, M22 5QW
36 Tramore Walk, Manchester, M22 5QW
30 Tramore Walk, Manchester, M22 5QW
28 Tramore Walk, Manchester, M22 5QW
22 Tramore Walk, Manchester, M22 5QW
19 Frimley Gardens, Manchester, M22 5TE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA