

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140430/FO/2024

Date registered valid: 1 August 2024

Proposal: Erection of one pair of five bed semi-detached houses with associated access, parking and landscaping following demolition of existing house.

Address: 262 Ryebank Road, Manchester, M21 9LJ

Ward(s): Chorlton Ward

Applicant: Mr E O Malley, St Werburgh Developments

Agent (if any): Mr P Garner, Garner Town Planning Ltd

Case officer: Janet Lawless
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Recommendation: Approve

Date of recommendation: 12 November 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 17th September 2024

Standard consultations:

Printed: 8 August 2024 Expired: 30 August 2024

Neighbour notifications

Printed: 8 August 2024 Expired: 30 August 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal site is identified as 262 Ryebank Road. It is a large plot that is currently occupied by an individually styled property that sits central to the plot, with garden area to all sides. There is room for several off road parking spaces. Whilst it is an attractive property with a decorative chimney, it is neither listed, nor in a conservation area. It is located within the Chorlton ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with Victorian villa style semi-detached properties that are of similar proportions to the proposed development. To the north of the site is a terrace of later addition 1980's mews properties known as Ryebank Mews. The proposal site is on good public transport networks and is easily traversed by alternative modes of transport to the car, including cycling and the tram network. There are an eclectic mix of local services within easy distance of the proposal site.

Description of development

Planning permission is sought for the erection of a single pair of two storey, five bedroom, semi-detached dwellinghouses.

The properties are of a contemporary design taking cues from the properties within the area incorporating gable roofs and similar proportions including height and amount of footprint occupied by physical form. The materials would be of a similar palette to the neighbouring properties being of a red brick construction with feature detailing in brickwork and sandstone as a feature to punctuate between floors. There would be a grey slate tile roof with grey window

frames and doors. To the front, there are garden areas and off road parking space. To the rear are family sized gardens.

There has been one previous planning application at the site in 2012 for a single storey rear extension.

Consultations & Notification Responses

Local residents were informed- 1 representation has been received from an interested party stating that there is no objection to the replacement of the one property with two properties, but felt that the glazing to the frontage was excessive, overall the proposed properties are far too tall and slim in features, the surrounding properties have a much shallower angle to their gables and roof pitches.

Highways- have no objections to the proposal and have requested conditions relating to - off site highway works. EV charging points, cycle parking and boundary treatments.

Environmental Health- no objections to the proposal and have requested conditions relating to Construction Management, Waste Management, Contaminated Land, External Noise and Air Quality.

Greater Manchester Ecology Unit- The bat surveys found no evidence of bat roosting in the building to be demolished. However as bats are highly mobile creatures we would advise that an informative be attached to any permission, should it be granted. Conditions relating to Bat and Bird Boxes and works to trees and shrubs. With regards to Biodiversity Net Gain, the initial matrix and landscaping proposal did not meet the requirements, however a remodelled proposal now results in at least a 10% net gain and is considered acceptable so long as it is implemented in accordance with the approved scheme. A condition to that effect will be attached to any consent granted.

Greater Manchester Police design for Security- Whilst the rear boundary treatment to Ryebank Mews is only 1.8m in height, given the established hedges/ vegetation in this area this would restrict the access to the rear boundary and is therefore acceptable in this instance.

United Utilities - no objections to the proposal and have requested a condition relating to sustainable drainage.

Issues

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.

In addition to the above, Section 5 (Delivering a sufficient supply of homes) is of relevance: Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 70 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

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-H1 (Scale, Distribution and Phasing of New Housing Development) - The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

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 H1, Overall Housing Provision -This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- o Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;

- o Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of
- o the availability of developable sites in these areas;
- o Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- o Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- o Be designed to give privacy to both its residents and neighbours.

Policy H6, South Manchester - South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

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 for which more detailed guidance may be given within a supplementary planning document:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.
- o Community safety and crime prevention.
- o Design for health.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.
- o Flood risk and drainage.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) - The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth

3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Manchester Residential Quality Guidance 2016 - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016.

The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all

stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Principle - the principle of demolishing one x four bed dwellinghouse and replacing it with one pair of semi-detached dwellinghouses each with five bedrooms off road parking landscaping and boundary treatment is considered acceptable. The proposed dwellinghouses would make best use of the site to provide new dwellinghouses, adding to the diversification of housing stock in the area. The site is also appropriately situated within a sustainable location close to local amenities and existing housing stock. It is therefore considered acceptable and in principle accords with policies H1 and H6 of the Manchester Core Strategy. This is subject to further consideration of the impacts upon residential and visual amenity and the character of the area.

Residential Amenity - The proposed dwellings are designed to have principal windows overlooking the front and rear gardens, with only non-habitable room windows in the side elevations. A condition is proposed requiring the windows in the side elevations to be obscurely glazed. The principal windows do not give rise to any privacy issues.

Given the proposal is for 2 single family dwellinghouses and the domestic nature of the activity that would be associated with it, it is not considered that the proposal would be an inherently noise generating development. It is intended that an air source heat pump is installed to the respective side elevations. A condition relating to external plant would be attached to any consent granted.

Visual Amenity - Given the residential character of the neighbourhood and the fact it is made up predominantly of two to two and a half storey semi-detached and detached dwellings, it is not considered that erecting a dwelling on this site would have an unduly detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Design Siting, Scale, and Massing - The application proposals have been designed to a scale and materiality to reflect the character of the surrounding area but without providing a pastiche design solution. The proposed elevations would present bay gable frontages with the gable extending into the roof space, which in this case would provide additional residential

accommodation. The initial design was for a projecting gable glazed atrium that ran through the full height of the front elevation, however it was considered that this elongated the properties and presented as a too vertical an emphasis. This has now been staggered resulting in a projecting bay to the ground and first floor with a recessed gable front set further back within the roof slope, this now provides a contemporary nod to the ground and first floor bay windows and the gable frontage of the neighbouring properties within the road, whilst breaking up the previous continuous elevation.

The properties have been laid out to reflect the development pattern within the immediate area and are therefore considered to accord with the design principles and guidance contained in the Guide to Development in Manchester SPD. The proposal makes efficient use of the land available, to provide two x five bed dwellinghouses. The proposed dwellinghouses respond to the adjoining residential front building line to provide a strong frontage and the scale reflects the height of the properties adjoining and opposite the proposal site. The massing has been reduced by dropping the heights as the proposal approaches the common boundaries with Ryebank Mews and 260 Ryebank Road

It is considered that the proposed layout provides a satisfactory balance between built form and amenity space given the size constraints for the site and local pattern of development. There is space within the rear garden of the property to accommodate cycle storage and waste management, which is proposed and a condition to that effect will be attached to any consent granted.

The arrangement maximises the main road frontage that the development addresses, reinforces the suburban grain and fulfils the potential of the site, without compromising the character and appearance of the area, or the setting of adjoining buildings. As such, the proposed layout is considered acceptable.

The proposal therefore accords with policies SP1, DM1, H1 and H6 of the Core Strategy.

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.

For a 5 bed 8 person 3 Storey dwellinghouse, the space standard is 134 square metres of floorspace, the proposed dwellinghouses would be approximately 223 square metres.

Car Parking - The proposed development provides space for two off-street spaces per unit with vehicular and pedestrian access being taken off Ryebank Road. New dropped kerbs will be provided to facilitate this. A condition to that effect will be attached to any consent granted. An off site highway works condition dealing with such things as the reinstatements of dropped kerbs within the vicinity of the site would be attached to any consent granted.

Electric Vehicle Charge Points - A condition requiring the installation of an electric vehicle charging point will be attached to any consent granted. It will require details of the charging unit to be submitted to ensure that it has the correct charging capacity, i.e. a minimum of 7kw.

Daylight/Overshadowing - The proposed dwelling would be adjacent to a gable elevation of a dwelling to one side, and Ryebank Mews is some distance away to the other side. The height of the proposed building is very relatable in height to the existing neighbouring properties. On balance it is therefore considered that it would not have a significantly overbearing impact on the adjacent properties.

Overall, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties.

Disabled Access - As level access would be provided into the property to both the front and rear and there is generous circulation space, the level of provision is considered acceptable.

Trees / Landscaping- There are currently 3 trees that sit outside the site within Ryebank Mews. The roots and canopies of these trees will fall partially within the proposal site. These existing trees are sited a good distance from where the physical build is to take place, however the roots would be protected by fencing during the construction phase. In order to safeguard against any damage as a result of construction a condition to that effect would be attached to any consent granted.

There are 10 new trees proposed together with a hard and soft landscaping scheme. There would also be a condition requiring the implementation of the landscaping plan as approved attached to any consent granted.

Ecology - The bat surveys found no evidence of bat roosting in the building to be demolished. However, as bats are highly mobile creatures it was recommended that an informative re bat protection be attached to any permission granted, together with a condition requiring the installation of bat and bird boxes at the development, and works to trees during bird nesting season.

Biodiversity Net Gain. The original Matrix completed together with the Biodiversity Net Gain proposal resulted in a net loss of biodiversity of some 58%.on the site. Following negotiations with the applicant a revised matrix and scheme has been submitted. The updated metric demonstrates that the proposal can achieve a gain of at least 10% as required which is considered acceptable and this will be on the proposal site. A condition to that effect will be attached to any consent granted.

Crime Prevention - The proposal does not raise any crime prevention issues. Whilst the boundary fence is to a height of 1.8m this is considered acceptable as there is well established planting and shrubs that supplement the boundary treatment. A condition requiring the development to achieve Secured by Design accreditation is suggested in this instance.

Air Quality - During the construction phase of the development there is the potential for air quality impacts. However, assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks and construction is predicted to be negligible. It is considered that the attachment of a Construction Management Condition would ensure that appropriate measures are implemented during the construction phase.

It is recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the site. However, given the proposal is for two dwellings, the overall significance of potential impacts is considered to be low.

As a result of the above and given the provision of a vehicle charging point, it is considered that the proposal would not have a detrimental impact upon the air quality levels experienced within the vicinity of the site.

Environmental Standards - A condition is recommended relating to the submission of details of appropriate environmental standards and associated renewable energy features.

Refuse and Cycle Storage - The applicant has proposed refuse storage facilities within the rear garden, which satisfy the City Councils requirements and are considered acceptable so long as they are implemented in accordance with the approved scheme. A condition requiring the details of secure cycle storage will be attached to any consent granted.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The application has been approved in accordance with both national and local policies.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing 03 Location Plan received 3rd July 2024

24-314 / 001 Rev C Landscaping Plan received 24th October 2024.
Design and Access Statement Revised 6th September 2024
Proposed Floor Plans and Elevations 05 Rev A
Proposed Street Scene 06 Rev A
Proposed Site Plan 07 Rev A
All received by email 20th September 2024
Ecology Report 3rd July
Bat Scoping Ecology and Biodiversity Net Gain Assessment dated 18th October 2024
Statutory Biodiversity Metric Calculation dated 18th October 2024
Further Bat Dusk Surveys received 5th September 2024.

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) Prior to above groundworks commencing samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

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.

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 shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved plans.

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

6) Before first occupation the windows in the first floor of both the northern and southern (side) elevations 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.

7) Before the occupation of the development hereby approved, details of the siting and appearance of arrangements for the storage of cycles shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

8) The details of the approved waste strategy as submitted ref 24-314 / 001 Rev C Landscaping Plan received 3rd July 24th October 2024 shall be implemented, maintained and retained thereafter so long as the residential accommodation is in use.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved 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 Manchester Core Strategy.

10) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to Policy EN17 of the Manchester Core Strategy.

11) Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- * Details of Wheel Washing, if necessary;
- * Measures to control noise and vibration;
- * Dust suppression measure, if necessary
- * Measures to control noise and vibration;

- * Location, removal and recycling of waste;
- * Parking of construction vehicles and staff;
- * Hours of working
- * Details of an emergency contact telephone number;

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policies SP1, EN19 DM1 in the Manchester Core Strategy.

12) a) Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority. b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

13) No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August 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 - In order to protect wildlife from works that may impact on their habitats, pursuant to policy EN9 and EN15 of the Manchester Core Strategy.

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

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

15) If more than 18 months elapse prior to the commencement of the development from the date of submitted Preliminary Ecological Appraisal survey prepared by Kingdom Ecology and received by the City Council as Local Planning Authority on 5th September 2024, an updated ecological assessment shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented 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 and to comply with policy EN15 of the Manchester Core Strategy.

16) The hard and soft landscaping scheme shown on approved drawing referenced 24-314 / 001 Rev C (Proposed landscaping), received by the City Council as Local Planning Authority on

24th October 2024, shall be implemented within 12 months from the first occupation of the development. 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.

17) Notwithstanding details shown on approved drawing referenced 24-314 / 001 (Proposed landscaping) as received by the City Council as Local Planning Authority on 3rd July 2024, prior to the first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment/gates to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment/gates shall be completed before the dwellinghouses hereby approved are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

18) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawing referenced 24-314 / 001 (Proposed landscaping) received by the City Council as Local Planning Authority on 5th September 2024. The 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. Any works undertaken within the identified 'no-dig construction' areas on the approved Tree Protection Plan shall be supervised by a suitably qualified arboricultural expert. 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 City Council as 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.

19) The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have

been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment, gates and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

20) The car parking indicated on drawing referenced 24-314 / 001 Rev C (Proposed landscaping), received by the City Council as Local Planning Authority on 24th October 2024 shall be surfaced, demarcated and made available for use prior to any of the residential properties hereby approved being occupied, and shall be available for use at all times whilst the dwellinghouses are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

21) Prior to above ground works commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The development shall only be implemented in accordance with the agreed measures.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

22) Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to Policy EN17 of the Manchester Core Strategy.

23) 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. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. 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 the operation of the scheme 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 policies SP1 and DM1 of The Manchester Core Strategy.

24) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 600mm subsoil and topsoil 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. Pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

25) Prior to occupation of the residential units hereby approved, full details of all necessary off-site highway works, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority.

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation.

Reason - In the interests of pedestrian and highway safety and residential amenity within the vicinity of the site pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

26) Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing 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 and to comply with policy EN15 of the Manchester Core Strategy.

27) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

Informatives

1) the applicant will be required to enter into a Section 184 agreement for the reinstatement of redundant kerbs and provision of dropped kerbs on Ryebank Road and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

2) The developer should refer to MCC's AQ Guidance Note for EV charge point recommendations

3) Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit)

Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found 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
Greater Manchester Ecology Unit

4 Daresbury Road, Manchester, M21 9WA
1 Daresbury Road, Manchester, M21 9NA
42 Alderfield Road, Manchester, M21 9JX
34 Alderfield Road, Manchester, M21 9JX
28 Alderfield Road, Manchester, M21 9JX
264 Ryebank Road, Manchester, M21 9LJ
257 Ryebank Road, Manchester, M21 9LX
46 Alderfield Road, Manchester, M21 9JX
44 Alderfield Road, Manchester, M21 9JX
40 Alderfield Road, Manchester, M21 9JX
38 Alderfield Road, Manchester, M21 9JX
36 Alderfield Road, Manchester, M21 9JX
266 Ryebank Road, Manchester, M21 9LJ
32 Alderfield Road, Manchester, M21 9JX
30 Alderfield Road, Manchester, M21 9JX
2 Daresbury Road, Manchester, M21 9WA
6 Ryebank Mews, Manchester, M21 9LY
2 Ryebank Mews, Manchester, M21 9LY
3 Daresbury Road, Manchester, M21 9NA
255 Ryebank Road, Manchester, M21 9LX
253 Ryebank Road, Manchester, M21 9LX
263 Ryebank Road, Manchester, M21 9LZ
261 Ryebank Road, Manchester, M21 9LX
259 Ryebank Road, Manchester, M21 9LX
1 Ryebank Mews, Manchester, M21 9LY
8 Ryebank Mews, Manchester, M21 9LY
7 Ryebank Mews, Manchester, M21 9LY
5 Ryebank Mews, Manchester, M21 9LY
4 Ryebank Mews, Manchester, M21 9LY
3 Ryebank Mews, Manchester, M21 9LY
265 Ryebank Road, Manchester, M21 9LZ

Appendix 2 – Planning constraints

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