MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140396/JO/2024
Date registered valid:	28 June 2024
Proposal:	Application to vary conditions 2 (approved plans), 6 (Secured by Design), 7 (landscaping) and 10 (EV charging) attached to planning permission 124773/FO/2019 to allow for amendments to the design and layout of the scheme
Address:	114 Old Lansdowne Road, Manchester, M20 2NY
Ward(s):	Didsbury West Ward
Applicant:	Mr Johnson
Agent (if any):	Lynsay Ewart, Paul Butler Associates
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 November 2024



Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 10 July 2024

Standard consultations:
Printed: 9 July 2024 Expired: 30 July 2024

Neighbour notifications
Printed: 9 July 2024 Expired: 30 July 2024

Site notice
Posted: 10 July 2024 Expired: 31 July 2024

Press advert
Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Planning permission to undertake the following was approved in 2018, under reference 120737/F0/2018:

> *Erection of a 2 storey side extension, a hip to gable roof extension, a part single/part 3 storey rear extension and enlargement of basement in connection with the conversion of the property into 2 dwellinghouses, following demolition of existing rear extensions*

Unfortunately, the building partially collapsed during construction work, requiring the whole structure to be demolished for safety reasons. This then resulted in the submission of the following application (124773/FO/2019), which was approved on 6 January 2020:

> *Erection of two 3 storey dwellings (5 bedrooms) with car parking and bin store to the front*

The development has been substantially submitted and the applicant is now applying to vary a number of conditions, further details in “Description of Development” below.

The site is adjoining on three sides by residential properties, with the same on the opposite side of Old Lansdowne Road. The site is located within the Albert Park Conservation Area.

Listed building: No
Conservation area: Albert Park Conservation Area 1988
Tree Preservation Order: No

Description of development

The applicant is proposing to vary the wording of the following conditions to allow for amendments to the design and layout of the development.

- Condition nos. 2 (approved plans), 6 (Secured by Design), 7 (landscaping) and 10 (EV charging)

Originally Condition 2, now condition 1

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

a) 1818-1000A, stamped as received on 9th September 2019
b) 1818-1001B, stamped as received on 9th September 2019
c) 1818-1002D, stamped as received on 29th November 2019
d) 1818-101F, stamped as received on 31st October 2019
e) 1818-102I, stamped as received on 31st October 2019
f) 1818-103C, stamped as received on 31st October 2019
g) 1818-104C, stamped as received on 31st October 2019
h) 1818-105C, stamped as received on 31st October 2019
i) 1818-202F, stamped as received on 31st October 2019
j) 1818-203D, stamped as received on 31st October 2019
k) 1818-308, stamped as received on 17th September 2019
l) 1818-310, stamped as received on 9th September 2019
m) Electric vehicle charging point data sheet (Type 2, EVonestop), stamped as received on 29th November 2019

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.

To: The development hereby approved shall be carried out and thereafter maintained in accordance with the following drawings and documents:

a) 2405_DID_01_AS_BUILT_Rev_C 'AS BUILT PLANS & ELEVATIONS', received on 28 August 2024.
b) Updated Schedule of Materials, received on 28 June 2024.
c) Schedule of Security Measures, received on 28 June 2024.

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.

Originally Condition 6, now condition 5

From: 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 Secured by Design accreditation.

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

To: The development hereby approved shall be implemented and thereafter maintained in accordance with the "Schedule of Security Measures: 114 and 114a Old Lansdowne Road, Manchester", received on 28 June 2024

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.

Originally Condition 7, now condition 6

From: Above-ground construction works shall not commence until a hard and soft landscaping treatment scheme, based on approved drawing 1818-1002D (stamped as received on 29th November 2019), has been submitted to and approved in writing by the City Council as local planning authority, this shall include details of replacement tree planting. The approved scheme shall be implemented not later than 12 months from the date the buildings are 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 Core Strategy.

To: The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing no. 2405_DID_01_AS_BUILT_Rev_C 'AS BUILT PLANS & ELEVATIONS, received on 28 August 2024, shall be implemented not later than 12 months from the completion of building works. 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.

Originally Condition 10, now condition 9

From: Prior to the occupation of the dwellinghouses hereby approved, the electric vehicle charging points, as detailed in the Electric Vehicle Charging Point data sheet (Type 2, EVonestop, stamped as received on 29th November 2019), shall be installed and become operational. They shall thereafter be retained in-situ and maintained in accordance with the approved data sheet.

Reason - In the interests of improving air quality, pursuant to Policy EN16 in the Manchester Core Strategy.

To: Prior to the occupation of the dwellinghouses hereby approved, the electric vehicle charging points (Podpoint Solo 3 - 7kw), referenced in the "Schedule of Materials", received on 28 June 2024, shall be installed and become operational. They shall thereafter be retained in-situ and maintained in accordance with the approved data sheet.

Reason - In the interests of improving air quality, pursuant to Policy EN16 in the Manchester Core Strategy.

Consultations & Notification Responses

Local Residents – no comments received.

Ward Councillors – Cllr Kilpatrick commented are as follows:

- The issue being raised with me is the variation of the finish compared to the character of the conservation area. The windows at the rear of the property don't match the original application and they cannot be opened. This is another example of retrospective planning and significant changes.
- I don't think these changes are in character with the conservation area. In this example the building had serious issues when the building collapsed during. The building was being monitored and a decision was made for the building to be rebuilt exactly as it was. This is now being retrospectively changed. This should have been monitored to ensure that the building is rebuilt in character with the area so I am shocked that this retrospective has happened without the council being aware. I would have thought the council would have monitored this build after we had to work with the safety inspectorate.

Cllr Leech confirmed his support of Cllr Kilpatrick's comments.

Greater Manchester Police (GMP) – GMP have made the following comments:

- Due to an oversight of the original Architect for the scheme (who I understand is no longer involved with the project), an SBD application was only submitted in November 2023 – after the properties were built.
- Although I understand security measures have been incorporated into the build, the installed doors and windows are not certified to BS PAS 24 (a bespoke timber doorset with a BS 3621 locks is not equivalent) and the installed glazing is not laminated, which is why the scheme is now unable to achieve SBD accreditation.

West Didsbury Residents Association – Comments received:

- The replacement tree (prunus serrula) has not been planted. The applicant wants to change the tree to a smaller apple tree due to stated lack of space however the applicant also seeks to create a paved area for a shed. WDRA contends that the back garden(s) are too small to accommodate another built structure. We ask that the shed be refused and the prunus serrula be planted before any approval is granted and before the site is sold. There has been a significant net loss of garden space, trees and hedging at this site and the landscaping is very sparse contributing nothing to biodiversity or amenity of the conservation area.
- Has there planning department ever checked whether the biodiversity enhancements of condition 8 have been implemented? WDRA has been unable to locate any bat bricks in the building nor are any bird nesting boxes in evidence. The 2 retained fruit trees are also far too small to accommodate any bat or bird box. WDRA asks for the developer to provide the required bat bricks plus swift bricks within the fabric of the building so as to contribute towards future sustainability of the Conservation Area and for this to be checked and signed off by means of a site inspection by MCC before planning permission is granted.

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 16 (*Conserving and enhancing the historic environment)* is of relevance:

Paragraph 196 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 205 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 206 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. Substantial harm to or loss of assets of the highest significance, such as grade I and II* listed buildings, should be wholly exceptional.

Paragraph 207 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 208 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 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.

Saved UDP Policies – Policy DC18, *Conservation Areas* – Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

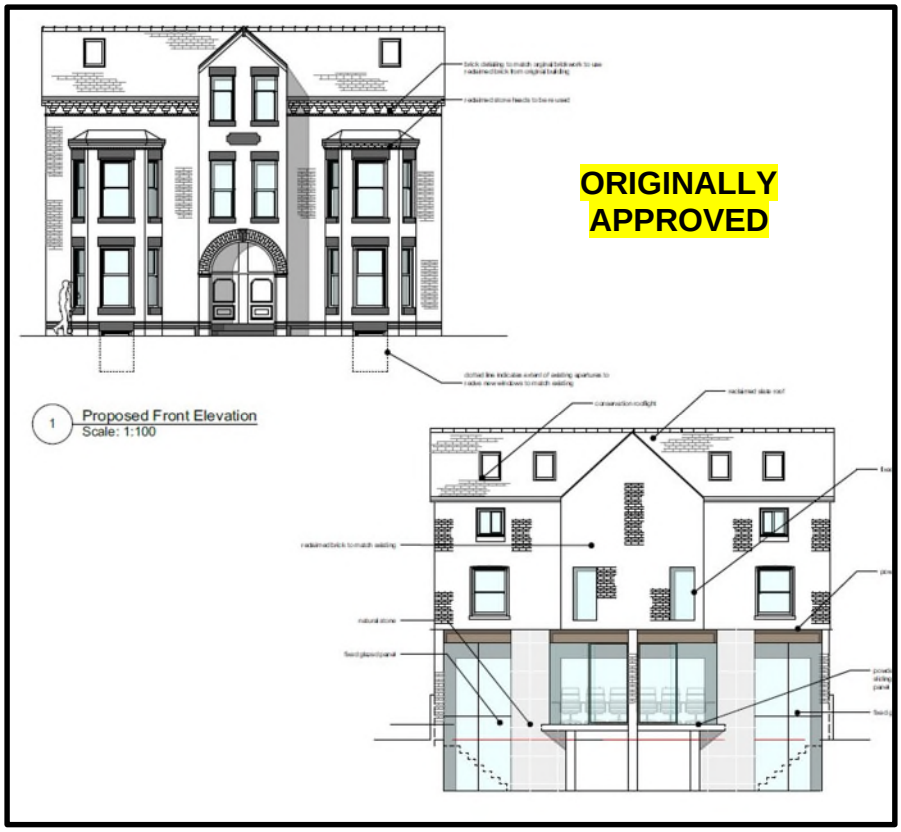
   i. the relationship of new structures to neighbouring buildings and spaces;
   ii. the effect of major changes to the appearance of existing buildings;
   iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
   iv. street trees);
   v. the effect of signs and advertisements;
   vi. any further guidance on specific areas which has been approved by the Council.

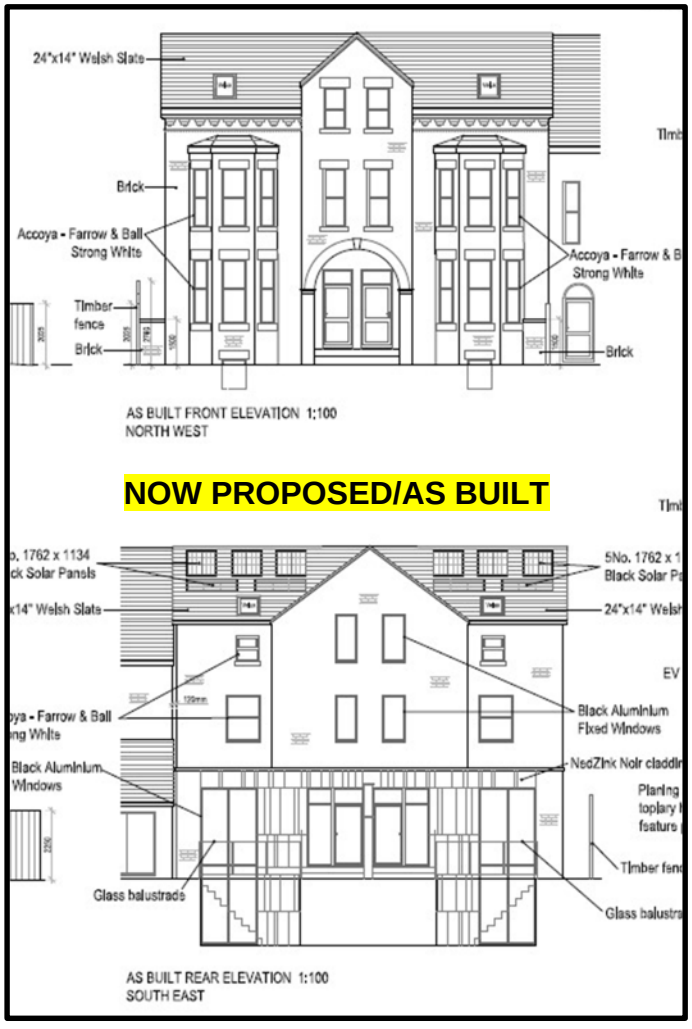
b) The Council will not normally grant outline planning permission for development within Conservation Areas.
c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Issues

Design – The difference between the originally approved and proposed/as built development is shown below.

As the majority of the changes are on the rear elevation (additional windows/change in window location/solar panels) it is considered that the overall appearance of the proposal, as viewed from the public realm remains unaltered and the character of the Albert Park Conservation Area remains unaffected. The design of the pair of semi-detached dwellings is still considered acceptable.


ORIGINALLY APPROVED
1
Proposed Front Elevation
Scale: 1:100


24"x14" Welsh Slate
Brick
Accoya - Farrow & Ball Strong White
Timber fence
Brick
Accoya - Farrow & Ball Strong White
Brick
AS BUILT FRONT ELEVATION 1:100
NORTH WEST
NOW PROPOSED/AS BUILT
Black Aluminium Fixed Windows
Black Aluminium Windows
Glass balustrade
AS BUILT REAR ELEVATION 1:100
SOUTH EAST

Siting – While the pair of semi-detached building is no longer completely connected to no. 112 Old Lansdowne Road, as there is now a gap visible between the two when viewed from the rear, the buildings have not moved any further forward, as a result the siting of the development is still considered acceptable.

Landscaping – The applicant had laid down astroturf in the rear garden which did cause some members of the local community great concern. This has now been removed and a lawn laid in its place. Given this and the planting of replacement trees and other shrubs, this domestic scale landscaping scheme is considered acceptable.

Concerns have been raised about the lack of implementation of the landscaping scheme. It if is found that the condition now proposed has been contravened then enforcement action may be used to ensure it is implemented correctly.

Security – While it is regrettable that the developer's agent did not apply for Secured by Design accreditation, in this instance the measures proposed by the applicant are considered sufficient.

Vehicle Charging – The proposed charging units are considered acceptable.

Visual Amenity – The proposed amendments would not have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – The proposed amendments would not have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of the adjoining dwellings.

Impact on the Conservation Area – Given the design and siting of the proposal it is not considered that the proposed variations to the original consent would have a detrimental impact upon the overall character of the Albert Park Conservation Area.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along this section of Old Lansdowne Road.

Biodiversity Enhancements – If, like the implementation of the landscaping scheme, it is shown that the previously approved biodiversity enhancements have not been installed, then enforcement action may be used to rectify the matter.

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 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 hereby approved shall be carried out and thereafter maintained in accordance with the following drawings and documents:

a) 2405_DID_01_AS_BUILT_Rev_C 'AS BUILT PLANS & ELEVATIONS', received on 28 August 2024.
b) Updated Schedule of Materials, received on 28 June 2024.
c) Schedule of Security Measures, received on 28 June 2024.

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.

2) The development hereby approved shall be implemented and thereafter maintained in accordance with the "Schedule of Materials", received on 28 June 2024.

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.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no part of any dwelling shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the exceptional circumstances of a proliferation of HMO's 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 provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1, H7,H8 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 extensions or elevational alterations (including painting or rendering) to the dwellings hereby approved shall be erected without the express consent of the City Council as local planning authority.

Reason - In the interests of visual amenity and to protect the character of the Albert Park Conservation Area, pursuant to Policies DM1 and EN3 in the Manchester Core Strategy.

5) The development hereby approved shall be implemented and thereafter maintained in accordance with the "Schedule of Security Measures: 114 and 114a Old Lansdowne Road, Manchester", received on 28 June 2024

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.

6) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing no. 2405_DID_01_AS_BUILT_Rev_C 'AS BUILT PLANS & ELEVATIONS, received on 28 August 2024, shall be implemented not later than 12 months from the completion of building works. 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.

7) DISCHARGED UNDER APPLICATION CDN/20/0231 ON 24 AUGUST 2020 - Above grounds works shall not commence until details of biodiversity enhancements (bird boxes and bat bricks), 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.

8) DISCHARGED UNDER APPLICATION CDN/23/0791 ON 22 JANUARY 2024 - Above grounds works shall not commence until details of the drainage arrangements to prevent water run-off from the car parking spaces at the front of the dwellings hereby approved have been submitted to and approved by the City Council as local planning authority. The approved drainage system shall be installed, and thereafter maintained, before the development is occupied.

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 EN08 and EN14 in the Manchester Core Strategy.

9) Prior to the occupation of the dwellinghouses hereby approved, the electric vehicle charging points (Podpoint Solo 3 - 7kw), referenced in the "Schedule of Materials", received on 28 June 2024, shall be installed and become operational. They shall thereafter be retained in-situ and maintained in accordance with the approved data sheet.

Reason - In the interests of improving air quality, pursuant to Policy EN16 in the Manchester Core Strategy.

10) DISCHARGED UNDER APPLICATION CDN/20/0231 ON 24 AUGUST 2020 - Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. 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 Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
West Didsbury Residents Association
Flat 1, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 8, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 7, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 6, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 5, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 4, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 3, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 2, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 1, 83 - 85 Clyde Road, Manchester, M20 2WW
83 - 85 Clyde Road, Manchester, M20 2WW
Flat 9, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 6, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 87 Clyde Road, Manchester, M20 2WW
Flat 4, 81 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 81 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 79 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 79 Old Lansdowne Road, Manchester, M20 2NZ
Flat 10, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 8, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 7, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 91 Clyde Road, Manchester, M20 2WW
79 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 79 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 79 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 79 Old Lansdowne Road, Manchester, M20 2NZ
Flat 7, 93 Clyde Road, Manchester, M20 2WW
Flat 6, 93 Clyde Road, Manchester, M20 2WW
Flat 5, 93 Clyde Road, Manchester, M20 2WW
Flat 4, 93 Clyde Road, Manchester, M20 2WW

Flat 3, 93 Clyde Road, Manchester, M20 2WW
Flat 2, 93 Clyde Road, Manchester, M20 2WW
Flat 1, 93 Clyde Road, Manchester, M20 2WW
Flat 3, 91 Clyde Road, Manchester, M20 2WW
Flat 2, 91 Clyde Road, Manchester, M20 2WW
Flat 1, 91 Clyde Road, Manchester, M20 2WW
Flat 3, 87 Clyde Road, Manchester, M20 2WW
Flat 2, 87 Clyde Road, Manchester, M20 2WW
Flat 5, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 81 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 81 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 81 Old Lansdowne Road, Manchester, M20 2NZ
118 Old Lansdowne Road, Manchester, M20 2NY
110 Old Lansdowne Road, Manchester, M20 2NY
112 Old Lansdowne Road, Manchester, M20 2NY
108 Old Lansdowne Road, Manchester, M20 2NY
116 Old Lansdowne Road, Manchester, M20 2NY
89 Clyde Road, Manchester, M20 2WW

Appendix 2 – Planning constraints

Article 4 Direction - Removal of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH AREA