

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137461/FO/2023
Date registered valid: 3 July 2023
Proposal: Erection of a 2 x two storey buildings to form eight supported living apartments, following demolition of existing industrial buildings.
Address: Land To The Rear Of Dalton Avenue, Manchester, M14 7NR
Ward(s): Moss Side Ward

Applicant: Mr J Bromfield MSV Housing Group
Agent (if any): Mr Kevin Ma TADW Architects
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 August 2023



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 28 July 2023

Standard consultations:

Printed: 11 July 2023 Expired: 1 August 2023

Neighbour notifications

Printed: 11 July 2023 Expired: 1 August 2023

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/area

The proposed development site, shown below, is currently occupied by two disused industrial units located at the end of Dalton Avenue in Fallowfield. The site is a fully enclosed island site, with only a single point of external access from one corner, where it meets Dalton Avenue. It is a long, narrow site, roughly rectangular in shape, with an approximate area of 500sqm. It is bounded on three sides by gated alleyways which provide service access to the rear yards of adjacent terraced housing. The fourth side is bounded by the playground of The Divine Mercy RC Primary School.



The two existing buildings on the site occupy almost the full footprint of the development area. They are brick built warehouse type commercial units dating from the late 19th/early 20th century. To the north, about two thirds of the site is occupied by a single storey structure with a pitched roof, while to the south, a two storey building occupies most of the remainder of the plot. This terminates in a small yard enclosed by a dilapidated brick wall. Access to the former is taken from Dalton Avenue, while access to the latter is within the gated alley network.

The surrounding area is predominantly residential in nature, though a primary school is located immediately to the northeast.

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

Description of development

Erection of a 2 x two storey buildings to form eight supported living apartments, following demolition of existing industrial buildings.

Consultations & Notification Responses

Local Residents – Correspondence has been received from 1 local resident, the comments are summarised below:

- Redeveloping the site is positive news for the neighbourhood since the building has become very dangerous and could be a breeding ground for pests, rodents and reptiles. In addition, supporting homeless women is a great social justice cause that should be supported. It is essential that work is undertaken to ensure that there is good community spirit between the current and prospective residents.
- Notwithstanding the above, consideration needs to be given to how the proposal would be constructed so that residents' access to Dalton Avenue and their homes is not hindered.
- It is important that the scheme does not block existing sunlight to the houses on Dalton Avenue.
- An alternative use of the site would be a children's playground.

Highway Services – Have made the following comments:

- The adopted highway extends to the back of the footway on Dalton Avenue, whilst the alleyway between the existing residences and the proposed development is subject to an Alley Gate Closure. The proposed access would not impact upon the Alley Gated arrangement.
- Given the tenure type and the availability of on-street car parking on Dalton Avenue, the proposed car parking provision is acceptable in principle.
- Cycle parking will be provided for each unit, this level of provision is welcomed.
- Refuse receptacles are to be stored in a secure area and will be transferred to a collection point and transferred back to the storage area on collection day. This arrangement is acceptable.

Environmental Health – Suggests the imposition of a number of conditions designed to protect residential amenity and public health.

Strategic Lead for Homelessness – Supports this scheme and confirmed they have worked closely with the applicant to develop it.

MCC Flood Risk Management (FRM) – Requests that a condition requiring the provision of suitable surface water drainage works is attached to any consent granted.

United Utilities Water PLC (UU) – Reiterates the comments of FRM.

Greater Manchester Police (GMP) – Requests the imposition of a *Secured by Design* condition to any approval granted.

Greater Manchester Ecology Unit (GMEU) – GMEU has no objection to the proposal but has requested the imposition of conditions (veg. clearance, RAMs for GCN, biodiversity enhancements) and informatives (bat presence) to any planning permission granted.

Policies

The National Planning Policy Framework July 2021 (NPPF) – 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:

- approving development proposals that accord with an up-to-date development plan without delay; or
- 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.

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 69 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.

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:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of
- the availability of developable sites in these areas;
- 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;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H 5, Central Manchester – Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy EN19, *Waste* – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy T2, *Accessible areas of opportunity and need* – Seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Saved UDP Policy – DC6 “Housing on Backland Sites” – The policy states under DC6.1 that the Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.

Under Policy DC6.2, it states that development will not be permitted unless:

- a) there is no loss of privacy to adjoining dwellings and associated rear gardens;
- b) access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;
- c) the scale and design of the development is compatible with the character of buildings in the surrounding area;
- d) there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings;
- e) the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;
- f) the proposed and existing dwellings retain adequate levels of private amenity space; and
- g) in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area.

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.

Guide to Development in Manchester Supplementary Planning Guidance – Recognises the importance of an area 's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

Issues

Principle of the Proposal – After the City Council's Homelessness Team identified the need for *move-on* accommodation for homeless women in the area, the applicant, Moss Care St Vincent's Housing Group, recognised the opportunity to provide it on this site. Given this need and the predominantly residential nature of the neighbourhood, there is no objection in principle to the provision of the specialist supported living accommodation on this site.

Notwithstanding this, any impact upon residential and visual amenity, as well as pedestrian and highway safety, must be assessed.

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

The floor area for each of the eight apartments is shown below:

SCHEDULE OF PROPERTIES

3 no. 1 Bed GF Flats @ 39.2 m²

1 no. 1 Bed GF Flat @ 41.2 m²

3 no. 1 Bed 1F Flats @ 47.8 m²

1 no. 1 Bed 1F Flat @ 49.8 m²

As the Space Standards' requirement is 39m² it is considered that the proposal complies with the Manchester's space standards.

Access – Level access to the ground floor units would be provided, this level of provision is considered acceptable.

Parking/Pedestrian and Highway Safety – The physical constraints of the site mean that it is not possible to provide car parking as part of the development. While off-street parking is desirable for new build residential schemes it is recognised that the proposed accommodation is for previously homeless women and as such they are unlikely to possess cars. As an alternative, cycle storage space is available beneath stairs and in secure rear yards.

While residents may not possess cars, it is conceivable that their visiting support worker will be a car user. However, as ample on-street parking exists on Dalton Avenue it is expected that this can accommodate an additional vehicle without negatively impacting on existing residents.

Given the above, it is not anticipated that the proposal would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Dalton Avenue and the surrounding highway network.

Residential Amenity – A number of factors have been assessed in order to judge the impact of the proposal upon residential amenity:

Impact upon Privacy – The proposed dwellings would be orientated at an angle so that they do not directly overlook the rear elevations of the Dalton Avenue dwellings. In addition, windows in the front elevations of the proposed dwellings are either kitchen windows (in one case an office) or obscurely glazed shower rooms. In light of this, it is not considered that the development would lead to any undue loss of privacy resulting from overlooking.

Noise – Given the domestic nature of the activity associated with the proposal, it is not considered that the proposal would be an inherently noise generating development. It should also be noted that the existing buildings have been used for commercial/industrial purposes in the past and if brought back into use would undoubtedly have a detrimental impact upon residential amenity.

Daylight/Overshadowing – Given the proposal's height and its orientation to the dwellings on Dalton Avenue, it is not considered that any of the existing dwellings on Dalton Avenue would see a reduction in daylight or be subject to overshadowing.

Overall, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity currently enjoyed within the vicinity of the site.

Design – The proposed buildings would be formed entirely of brick and topped with concrete tile roofs. The main elevations would include areas of decorative brick panels consisting of alternating stretchers and headers formed with contrasting brick. The elevations can be seen below.



Overall, the design of the proposal is considered acceptable.

Amenity Space – There is a small amount of outdoor amenity space provided to the front and rear of the buildings, while the first floor accommodation would benefit from Juliet balconies. This level of provision is considered acceptable given the nature of the accommodation.

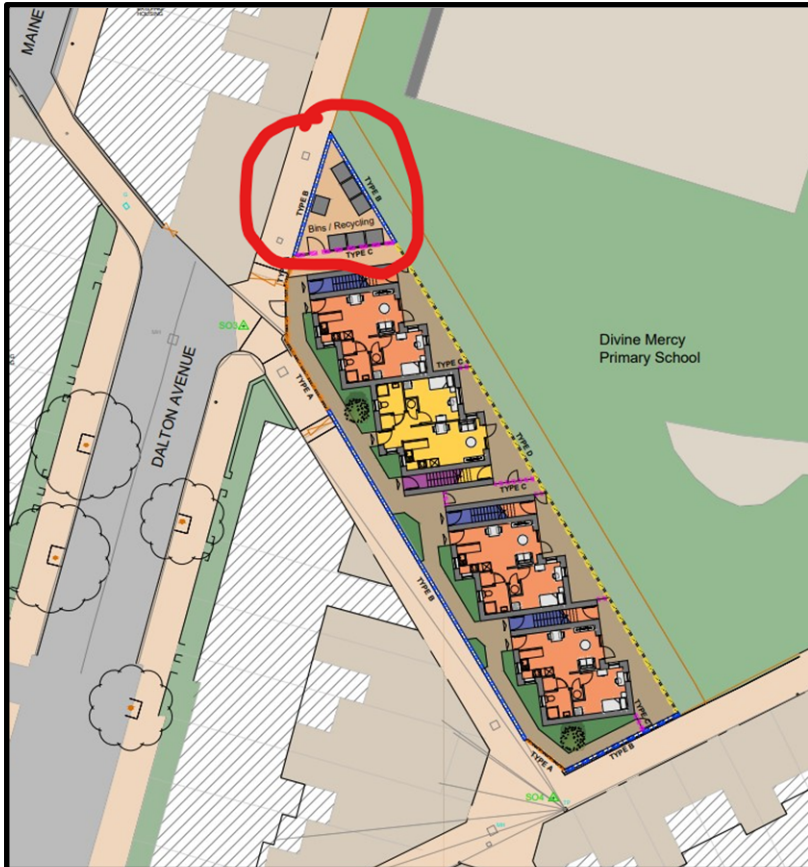
Visual Amenity – Given the residential character of the neighbourhood and the fact it is made up predominantly of two storey terraced and semi-detached and detached dwellings, it is not considered that erecting a row of two storey residential buildings on the site would have an unduly detrimental impact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

Landscaping – The applicant has indicated on the proposed layout plan where landscaping is to be incorporated into the scheme. A condition, requesting the submission of a more detailed landscaping plan is suggested in this instance.

There are no trees within the site, instead there is a linear patch of overgrown vegetation at the rear of the buildings, running along the boundary with the school. There is no objection to the removal of this vegetation, though when and how this is removed would be controlled by an appropriately worded condition.

Ecology – There are no known ecological features within the site and accordingly GMEU have not raised any objections to the proposal. However, they have requested the imposition of a number of conditions (veg. clearance, RAMs for GCN, biodiversity enhancements), along with an informative concerning future bat habitation, to any planning permission granted.

Refuse Storage – A bin store is proposed to be sited at the northern end of the site, circled below in red. Environmental Health have confirmed that this is acceptable and have requested that its provision is conditioned.



Crime Prevention – It is recognised that the proposal would increase the level of surveillance at the northern end of Dalton Avenue and over the entrances to two alleyways and this is welcomed.

The proposal does not raise any crime prevention issues. Conditions requiring the development to achieve *Secured by Design* accreditation, as well as one requiring the installation of an external lighting scheme, are 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, construction and trackout activities is predicted to be negligible. It is considered that the imposition of a Construction Management Condition would ensure that appropriate measures are implemented during the construction phase.

Environmental Standards – The applicant has confirmed that the development would be constructed to the latest Building Regulation standards as a minimum, and that accordingly residents would benefit from low energy bills and a reduced carbon footprint.

Other Legislative Requirements

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of 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 used solely as a Homelessness Move-on Scheme, as detailed in the supporting documents, received on 3 July 2023 and for no other purpose.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings received on 3 July 2023:

- a) 221319 01 P1
- b) 221319 02 P6
- c) 221319 03 P4
- d) 221319 04 P3

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.

4) No above ground works, apart from demolition works, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been 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 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.

5) a) No above ground works, apart from demolition works, shall commence until a scheme for acoustically insulating the proposed residential accommodation against noise from local primary school shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

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

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to Policy DM1 in the Manchester Core Strategy

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

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

7) Prior to the occupation of the development hereby approved, a Contaminated Land Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 3 July 2023 and shall remain in situ whilst the development is in operation.

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

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN08 and EN14 in the Manchester Core Strategy (2012) and national policies within the NPPF and NPPG.

10) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1 March and 31 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 - 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) No above ground works, apart from demolition works, shall commence until details of biodiversity enhancements (e.g. 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.

12) Prior to any earthworks, demolition or vegetation clearance, a Reasonable Avoidance Measures method statement for amphibians, for both site clearance and the construction phase and including a timetable for their installation and maintenance regime, shall be submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

13) No above ground works, apart from demolition works, shall 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.

14) The development hereby approved shall be implemented in full accordance with the measures as set out within the Energy Statement

(Ref: Z56654) as received by the City Council as local planning authority on 3 July 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 Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) No above ground works, apart from demolition works, shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the residential accommodation 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.

16) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors; Size of construction vehicles; The use of a consolidation operation or scheme for the delivery of materials and goods; Phasing of works;
- 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;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);

- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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

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

17) Prior to the occupation of the development hereby approved, an external lighting scheme, which has previously been submitted to and approved by the City Council, shall be installed. The approved lighting scheme shall remain in perpetuity and shall be maintained in accordance with the approved scheme.

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.

Informatives

1) Informative for Condition 4 - Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq

2) Informative for Condition 8 - In order to discharge condition no. 8 the following additional information has to be provided:

- A finalised drainage layout (limited to 5l/s) showing all components, outfalls, levels, finished floor levels, and connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- 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 in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland
- flow routes with regards to the properties on site and adjacent properties off site.
- 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.
- Hydraulic calculation of the proposed drainage system, including all parameters.
- Construction details of flow control and SuDS elements.
- 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.

3) Conservation of Habitats and Species - 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.

4) Informative for Condition 11 - Amphibians Reasonable Avoidance Measures(RAMs) should be adopted in full during works, these should include:

- All excavations on site should be covered at night or a ramp should be provided to allow amphibians to exit excavations. All excavations should be checked for amphibians each morning prior to the re-commencement of any works.
- All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
- All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively all waste should be removed from site daily.
- All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
- Scaffold footings will be placed on sand to prevent newts taking temporary refuge underneath the footings.
- If, in the unlikely event, GCN are found at any time during works, then works should cease immediately and advice sought from a suitably qualified GCN ecologist.

Appendix 1 – List of consultees & neighbours notified

Highway Services
 Environmental Health
 MCC Flood Risk Management
 Greater Manchester Police
 Greater Manchester Ecology Unit
 Strategic Lead For Homelessness
 United Utilities Water PLC

168 Thornton Road, Manchester, M14 7WS
 150 Thornton Road, Manchester, M14 7WS
 243 Maine Road, Manchester, M14 7WG
 Divine Mercy RC Primary School, 20 Blue Moon Way, Manchester, M14 7SH
 33 Dalton Avenue, Manchester, M14 7NR
 29 Dalton Avenue, Manchester, M14 7NR
 14 Dalton Avenue, Manchester, M14 7NR
 166 Thornton Road, Manchester, M14 7WS

160 Thornton Road, Manchester, M14 7WS
154 Thornton Road, Manchester, M14 7WS
148 Thornton Road, Manchester, M14 7WS
16 Dalton Avenue, Manchester, M14 7NR
8 Dalton Avenue, Manchester, M14 7NR
6 Dalton Avenue, Manchester, M14 7NR
4 Dalton Avenue, Manchester, M14 7NR
146 Thornton Road, Manchester, M14 7WS
237 Maine Road, Manchester, M14 7WG
31 Dalton Avenue, Manchester, M14 7NR
27 Dalton Avenue, Manchester, M14 7NR
12 Dalton Avenue, Manchester, M14 7NR
10 Dalton Avenue, Manchester, M14 7NR
170 Thornton Road, Manchester, M14 7WS
164 Thornton Road, Manchester, M14 7WS
162 Thornton Road, Manchester, M14 7WS
158 Thornton Road, Manchester, M14 7WS
156 Thornton Road, Manchester, M14 7WS
152 Thornton Road, Manchester, M14 7WS
241 Maine Road, Manchester, M14 7WG
239 Maine Road, Manchester, M14 7WG
235 Maine Road, Manchester, M14 7WG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA