MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140702/NMC/2024
Date registered valid:	5 August 2024
Proposal:	Non-material amendment to planning permission 122160/FO/2018 to enable the re-siting of the bin store to apartment block two , with associated repositioning of the adjacent parking provision and cycle storage arrangements.
Address:	Belle Vue Greyhound Stadium, Kirkmanshulme Lane, Manchester, M18 7BD
Ward(s):	Longsight Ward
Applicant:	Rebecca Sowerbutts Vistry Group
Agent (if any):	
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**7th August 2024**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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 application site is approximately 4.82 ha in size and is bounded by Kirkmanshulme Lane to the north, Mount Road to the east, existing residential properties on Stanley Grove to the south and the Belle Vue Sports Village, Leisure Centre and Speedway track complex to the west. The site is located approximately 550 metres to the north-west of Gorton District Centre and approximately 4 kilometres to the south-east of Manchester City Centre.
The site is regular in shape and was previously occupied by the Belle Vue Stadium and associated car parking and operational areas around the track. The stadium was used for regular greyhound racing and stock car racing and the site was also used by the MSM Motorcycle Training Centre. The site previously comprised an existing operational greyhound racing and stock car racing track and a grandstand containing a hospitality suite and viewing balconies, which were subsequently cleared from the site. Access to the development site is currently provided from a number of points off Kirkmanshulme Lane. There is existing lighting columns and a bus stop with shelter located to the front of the site on Kirkmanshulme Lane located within the public footway. There are also a number of street trees along the frontage of the site on Kirkmanshulme Lane. The application site is not located within a Conservation Area nor is it located in close proximity of any Listed Buildings or setting of such. The application site namely 'Belle Vue Greyhound Stadium' at Kirkmanshulme Lane, Gorton, Manchester, M18 7BA was designated as an Asset of Community Value on the 6th July 2018. The Community nomination was made by the Friends of Belle Vue Greyhound Stadium, and the listing expired on the 6th July 2023.

Planning History

122160/FO/2018- Proposed residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings.

Belle Vue Stadium, Kirkmanshulme Lane
Approved subject to conditions 03.11.2020

132197/NMC/2021- Non-material amendment application to planning permission 122160/FO/2018 to enable the substitution of a house type on 5 plots; to change the timber frame design of the apartments to traditional brick and block structure with an associated change to the floorplans, and associated minor increase in the overall footprint; revisions to cycle storage arrangements (no changes to levels of provision); revisions to elevational design of rear boundary treatment to plot nos. 1-5 and plots 86 to 95; revision of type of electric charging points to be installed; installation of additional railings to boundary with the sub station and in proximity to plots 77-78 and 111; and associated wording of conditions 10, 11, 23, 24 and 27 to be amended to reference the revised plans.
Former Belle Vue Greyhound Stadium , Kirkmanshulme Lane.
Approved 29.12.2021

134203/NMC/2022 - Non-material amendment to planning permission 122160/FO/2018 to vary finished floor level of apartment block 1 and amendments to cycle store design.
Former Belle Vue Greyhound Stadium, Kirkmanshulme Lane.
Approved 18.08.2022

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The wider surrounding area contains a mix of residential, industrial, commercial uses. Along Hyde Road, there are a number of leisure and entertainment uses, including the Gala Bingo, Q's Sports and Entertainment Bar and the Diamond Lodge Hotel. A secondary school is located to the north of Kirkmanshulme Lane . Further to the north of these and beyond Hyde Road is Gorton Park and an area of residential development clustered around Belle Vue Street. The main junction between Hyde Road, Kirkmanshulme Lane and Mount Road is located immediately to the north east of the site. To the east of the site across Mount Road is a large vacant piece of land on the Hyde Road frontage and adjacent to the railway and Belle Vue train station. Adjacent to this is the Gorton South Sure Start Centre, along with a small number of dwellings located on Mountbatten Street and Odette Street. Gorton District Centre is located 650 metres to the south west of the site and provides a number of retail and commercial uses. There is a small area of industrial and employment land around Williams Road to the west of the site. The area to the south of the site is predominantly existing residential dwellings on Stanley Grove and beyond. These are mostly two storey red brick properties of either semi-detached or terraced designs. Finally, the land to the west of the site includes the Belle Vue Sports Village, which includes the National Basketball Performance Centre, the Belle Vue Leisure Centre and the new National Speedway Stadium. The site provides school, community and elite use. The National Basketball Performance Centre has 3 indoor courts with markings for basketball and netball, with the leisure centre offering access to an indoor multi-use sports hall, 2 new all weather floodlit 3G pitches, dance studio and a community gym

Previously approved scheme
Planning permission was approved on 3rd November 2020 for the demolition of all of the existing buildings on site to enable the construction of a large residential development. The

proposed development comprised 80 no. apartments and 167 no. dwellings, making a total of 247 no. new residential units. The approved scheme included 11 different house types ranging in size and design, along with the two different sized apartments. The development comprised 80 no. apartments (24 no. one bed units, 56 no. two bed units), 167 no. houses(39 no. two bed units, 106 no. three bed units, 22 no. four bed units). The two blocks of apartments were to located along the north eastern boundary of the site adjacent to the Mount Road, Kirkmanshulme Lane and Hyde Road junction. The apartment blocks were three or four storeys in height, with the tallest four storey elements being at the corner of Kirkmanshulme Lane and Mount Road. The remainder of the site included the provision of dwellinghouses, all of which were to be either 2 or 2 ½ storeys in height. The development consisted of a range of different tenures including open market housing, private rent and affordable housing being delivered through a registered provider. The approved mix of these units was 90 no. units for open market sale, 122 no units for private rent and 35 no. units of affordable housing. The proposals also included the provision of a new highway network into and around the site, including two new vehicular access points into the site from Kirkmanshulme Lane. Car parking was provided at a provision of two spaces per 3-4 bed dwelling, with a minimum of one space per 2 bed dwelling. The apartments offered 76% provision (61 spaces) within car parks located adjacent to the two apartment blocks. associated landscaping, boundary treatments, new highways, site remediation and new vehicular access points from Kirkmanshulme Lane to the north. The proposed development also included boundary treatments to the curtilages of the new properties along with a site wide landscaping scheme including new trees, shrubs and turf within the garden areas.

Subsequently, a non -material amendment application was submitted where consent was sought to make minor revisions to the previously approved scheme, to enable the substitution of a house type on 5 plots; to change the timber frame design of the apartments to traditional brick and block structure with an associated change to the floorplans, and associated minor increase in the overall footprint ; revisions to cycle storage arrangements (no changes to levels of provision); revisions to elevational design of rear boundary treatment to plot nos. 1-5 and plots 86 to 95; revision of type of electric charging points to be installed; installation of additional railings to boundary with the sub station and in proximity to plots 77-78 and 111; and associated wording of conditions 10, 11, 23, 24 and 27 to be amended to reference the revised plans. This application was approved in December 2021.

A further a non -material amendment application was submitted seeking consent to increase the finished internal round floor level by 300mm to apartment block 1 ,to accommodate a change in foundations and to amend the cycle store design following a detailed design review. This was approved on 18th August 2022.

Description of development

Consent is sought for a Non-material amendment to planning approval122160/FO/2018 to enable the re-siting of the bin store to apartment block two , with associated repositioning of the adjacent parking provision and cycle storage arrangements.

The proposed bin store to serve apartment block two is required to be moved further away from the building to comply with Fire Safety Regulations. The bin store has therefore been re-sited further south from its original location by 2.1m . This in turn has led to parking spaces P68 and P69 and the cycle store also being moved further south , and minor revisions being required to the approved landscaping layout .

The level of parking and cycle storage provision remains as originally approved.

Due to the revised layout resulting from the relocated bin store the layout plan reference in condition nos. 2, 10, 11, 23 and 24 needs to be amended, and also the landscaping plan for this section of the wider site needs to be updated in the landscaping condition.

Consultations & Notification Responses
Not applicable.

Issues

Policy Context

These include policies SP1 (Spatial Principles); T1 (Sustainable Transport); T2 (Accessible areas of opportunity and needs) ; H1 (Overall Housing Provision) , H2 (Strategic Housing Location); H4 (East Manchester);DM1 (Development Management); EN1 (Design Principles and Strategic Character Area); EN3 (Heritage); EN4(Reducing CO2 emission by enabling low and zero carbon development); EN5 (Strategic areas for low and zero carbon decentralised energy infrastructure); EN6 (Target framework for CO2 reductions from low or carbon energy supplies);EN9 (Green Infrastructure); EN10 (Safeguarding Open Space, Sport and Recreational Facilities); EN11 (Quantity of Open Space, Sport and Recreation); EN14 (Flood Risk); EN15 (Biodiversity &Geological Conservation; EN16 (Air Quality); EN18 (Contaminated Land); EN19 (Waste) saved UDP policy DC7 and DC26, and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document, Manchester Residential Quality Guidance ,and Manchester's Greta Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015).

Non material change
The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The revisions to the approved scheme relate to the re-siting of the bin store to apartment block two , with associated repositioning of the adjacent parking provision and cycle storage arrangements

The proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed adjoining residential properties.

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

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

Paragraph One

The revisions to the approved scheme relate to scheme relate to the re-siting of the bin store to apartment block two , with associated repositioning of the adjacent parking provision and cycle storage arrangements.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed residential properties, and that reference be made in condition nos. 2, 10, 11, 23 and 24 to the revised site plan, and also to the revised landscaping arrangements in condition no.13

Condition no.2 – Specified plans

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
o STHK-01 THE SOUTHWICK - GROUND FLOOR PLAN
o STHK-02 REV A THE SOUTHWICK NDSS - 1ST FLOOR PLAN
o STHK-6.0 - NDSS (SIG) THE SOUTHWICK NDSS - ELEVATIONS BRICK
o STHKSA-01 THE SOUTHWICK SA NDSS - GROUND FLOOR PLAN
o STHKSA-02 REV A THE SOUTHWICK SA NDSS - 1ST FLOOR PLAN
o STHKSA-6.0 THE SOUTHWICK - 6.0 - ELEVATIONS (SEMI) ALT (SIG)
o WTHM-6.1 REV A THE WITHAM - ELEVATIONS 6.1 - RENDER
o WTHM-6.0 REV A THE WITHAM - ELEVATIONS 6.0 - BRICK
o WTHM-02 REV A THE WITHAM - 1ST FLOOR PLAN
o WTHM-01 THE WITHAM - GROUND FLOOR PLAN
o WSTR-6.0 REV A THE WINSTER NDSS - ELEVATIONS 6.0 - BRICK
o WSTR-03 REV A THE WINSTER NDSS - 2ND FLOOR PLAN
o WSTR-02 REV A THE WINSTER NDSS - 1ST FLOOR PLAN
o WSTR-01 REV A THE WINSTER NDSS - GROUND FLOOR PLAN
o TYNE-6.0 REV A THE TYNE - ELEVATIONS 6.0 - BRICK
o TYNE-02 REV A THE TYNE - 1ST FLOOR PLAN
o TYNE-01 THE TYNE - GROUND FLOOR PLAN
o SNKY-60 THE SANKEY - ELEVATIONS
o SNKY-03 REV A THE SANKEY - 2ND FLOOR PLAN
o SNKY-02 REV A THE SANKEY - 1ST FLOOR PLAN
o SNKY-01 THE SANKEY - GROUND FLOOR PLAN

o MFRD-6.0-SEMI(A) REV A THE MIDFORD - ELEVATIONS 6.0 - BRICK
o MFRD-02 REV A THE MIDFORD - 1ST FLOOR PLAN
o MFRD-01 REV A THE MIDFORD - GROUND FLOOR PLAN
o DERN-6.0-SEMI THE DEARNE - ELEVATIONS 6.0 - BRICK (SEMI)
o DERN-03 REV A THE DEARNE - 2ND FLOOR PLAN
o DERN-02 THE DEARNE - 1ST FLOOR PLAN
o DERN-01 THE DEARNE - GROUND FLOOR PLAN
o ARUN-01 THE ARUN - GROUND FLOOR PLAN
o ARUN-02 REV A THE ARUN - 1ST FLOOR PLAN
o ARUN-6.0 SEMI SIG REV A THE ARUN - ELEVATIONS BRICK
o SK441-APT-02 APARTMENT BLOCK - ELEVATIONS
o NSD 9803 SALES GARAGE - DETACHED
o APTD-9203 BIN STORE C DETAIL
o APTD-9101 CYCLE STORE DETAIL
o 9800 SINGLE GARAGE DETACHED
o SK441-LP-01 LOCATION PLAN
o 2007-1630 VERSION A CRIME IMPACT STATEMENT
o 2240R2 AIR QUALITY ASSESSMENT
o 2195_BELLE VIEW REV B SURVEY REPORT
o ARCHAEOLOGICAL DBA
o CP.TS.15 TOPOGRAPHICAL SURVEY
o 2018-187_06.12.2018 ECOLOGICAL SURVEY & ASSESSMENT
o ELLUC-CS-18039-141218-FRA-F4 FLOOD RISK ASSESSMENT
Received on 17 December 2018
o 5797.02 LMP LANDSCAPE MASTERPLAN
o DESIGN & ACCESS STATEMENT
o CONSTRUCTION AND DEMOLITION MANAGEMENT PLAN
o WASTE PROFORMA
Received on 18 December 2018
o VIABILITY EXECUTIVE SUMMARY
o CBO_0527_002.TA TRANSPORT ASSESSMENT
o CBO_0527_003.TP TRAVEL PLAN
Received on 19 December 2018

o 3011 TYPICAL ELECTRIC CHARGING POINT
o NSD - 9002 REV A DWARF WALL WITH 700MM HOOP TOP RAILING DETAIL
o RESPONSE TO CONSULTEE COMMENTS
o RESPONSE TO FRIENDS OF BV COMMENTS
o ARCHAEOLOGICAL WSI
o MATTERS RELATING TO ACV LISTING
o SIGMA JUSTIFICATION LETTER
o GREAT PLACES HA JUSTIFICATION LETTER
o SCPI (LAND OWNER) LETTER OF SUPPORT
o VIABILITY REPONSE FOR HIGHWYS INFORMATION
o VIABILITY RESPONSE - ABNORMAL COSTS
o 12-123-L4 RESPONSE TO MCC COMMENTS
o WASTE ARRANGEMENTS
o HERITAGE LETTER (INC. HISTORIC ENGLAND)
o CBO-0527-004 TRANSPORT ASSESSMENT ADDENDUM
Received on 4 July 2019
o SK441-SS-01 rev.A STREET SCENES
o SK441-APT-01 APARTMENT BLOCK 1 - ELEVATIONS
o HOL-01 REV..B THE HOLLINWOOD NDSS -GROUND FLOOR PLAN
o HOL-02 REV.A THE HOLLINWOOD NDSS - FIRST FLOOR PLAN

o HOL-6.0 SEMI REV.A THE HOLLINWOOD NDSS - ELEVATION 6.0 -BRICK
Received on 7 August 2019
o R1522-REP01-PB PLANNING ENVIRONMENTAL NOISE STUDY
o 12-123-3C REV 1 GROUND GAS REPORT ADDENDUM LETTER
o 12-123-R1-REV3 PHASE I & II SITE INVESTIGATION REPORT
o 12-123-R2-REV3-BELLE VUE-E3P REMEDIATION ENABLING WORKS STRATEGY
o R1522-REP01-PB ENVIRONMENTAL NOPISE STUDY
Received on13 August 2019

o INDOOR & OUTDOOR SPORTS PROVISION REPORT
Received on 5 September 2019

o BRNE-01 REV D THE BOURNE - GROUND FLOOR PLAN
o BRNE-02 REV E THE BOURNE - 1ST FLOOR PLAN
o BRNE-6.0-SEMI REV E THE BOURNE - ELEVATIONS 6.0 - BRICK
Received on 11 September 2019

o CBO-0527-002 TRAFFIC CALMING MEASURES - KIRKMANSHULME LANE
Received on 20 September 2019

o LIGHT SPILLAGE SURVEY
Received on 1 October 2019

o ENERGY STATEMENT
Received on 2 October 2019

o PLANNING STATEMENT REV B
Received on 1 November 2019
o NSD - 9202 REV 01 HOOPED TOP METAL RAILINGS/BRICK PIERS
o SK441-PL-01 REV O PLANNING LAYOUT
Received on 4 November 2019

o VIABILITY REPORT REV.B
Received on 5 November 2019

o LIGHTING PROPOSALS
Received on 21 November 2019

o SK441-BP-01 REV H BOUNDARY TREATMENTS PLAN
o NSD - 9102 TIMBER FRAME MASONRY EXTERNAL BOUNDARIES, FENCE TYPES A TO D
o NSD - 9202 REV A 500MM DWARF WALL WITH 700MM HOOP TOP RAILING DETAIL
o NSD - 9202 -01 HOOPED TOP METAL RAILINGS/BRICK PIERS
o NSD - 9104 CLOSE BOARDED FENCE DETAILS CONCRETE POSTS
o NSD - 9001 REV F TIMBER FRAME MASONRY EXTERNAL BOUNDARIES, WALL TYPES 1 TO 2
o NSD - 9113 SLIDING ENTRANCE GATES
o SK441-MAT REV C MATERIALS SCHEDULE
Received on 11 December 2019

oSTHKSA-01 REV B THE SOUTHWICK SA (NDSS) - GROUND FLOOR PLAN
oSTHKSA-02 REV C THE SOUTHWICK SA (NDSS) - FIRST FLOOR PLAN
oSTHKSA-6.0A THE SOUTHWICK SA ELEVATION 6.0 - BRICK

oSTHKSA-6.0-SEMIGH THE SOUTHWICK SA ELEVATION 6.0 - BRICK (SEMI) GABLE HIPPED
Received on 18 December 2019

As amended by :-
Plan ref: GTC-E-SS-0027_R1-0_1_of_1 Construction details for combined ENWL/GTC G.R.P. Unit Substation
Plan ref: Cycle store detail for 32 bikes ref: APTD-9103;
Plan ref : SK441-APT1-01.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 Ground Floor Plan;
SK441-APT1-02.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 First Floor Plan;
SK441-APT1-03.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 Second Floor Plan;
SK441-APT1-04.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 Third Floor Plan
SK441-APT1-08.1 Sheet 1 of 2 NMA Planning Submission Apartment 1 North & South Elevations;
SK441-APT1-08.2 Sheet 1 of 2 NMA Planning Submission Apartment 1 East and West Elevations;
SK441-APT2-01.1 Sheet 1 of 1 NMA Planning Submission Apartment 2 Ground/First Floor Plan;
SK441-APT2-02.1 Sheet 1 of 1 NMA Planning Submission Apartment 2 Second Floor Plan;
SK441-APT2-08.1 Sheet 1 of 1 NMA Planning Submission Apartment 2 Elevations;
SK441-BP-01rev.0 Sheet 1 of 1 Boundary Plan;
LEVN 01 -The Leven;
LEVNSA 01 - The Leven SA;
SK441-PL-01 rev. Z dated 02.12.2021 Sheet 1 of 1 Planning Layout;
received 10th December 2021;

AS AMENDED by :-
External Works layout sheet 1 of 4 ELL-18039-B-CS-140 rev.G received 29th June 2022;
Site section SK441-SSec-01 received 27th July 2022 ;

Site specific detail cycle store detail 1 ref: APTD-9101 rev.A ;
Site specific detail cycle store detail 1 ref: APTD-9103 rev.A ;
Received 17th August 2022.

AS AMENDED by :-
Planning Layout SK441-PL-01 rev. AN dated 19.07.2024;
Landscape Detail plan 3 of 4 ref: 5797.05 rev.D
Received 5th August 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 (2012).

10)The provision of space and facilities for bicycle parking spaces within the development shall be completed in accordance with Planning Statement in relation to provision for the apartments, stamped as received by the Local Planning Authority on the 2nd October 2019, and the secure sheds to all dwellings as shown on the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024, received on 5th August 2024. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Core Strategy and the guidance

provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

11) The development hereby approved shall be constructed in accordance with the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024 received on 5th August 2024, in relation to the provision of electric vehicle charging points at both the apartments and houses hereby approved. The proposed electric vehicle charging points shall then be fully implemented in accordance with the approved scheme prior to the first occupation of the development.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant policies SP1, EN16 and DM1 of the Core Strategy for Manchester, and Greater Manchester Air Quality action plan 2016.

13) The development shall be implemented in accordance with the landscaping details on the plans specified below , and the content of the email from the applicant dated 30th May 2022 regarding land to be deeded to plot nos. 177, 214, 129- 133, not later than 12 months from the date the buildings are first occupied, and that 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.

5797.07 - Highway Tree Planting;

5797.07 - Landscape detail typical tree pit detail

5797.03 Rev D Landscape Detail Sheet 1 of 4

5797.04 Rev D Landscape Detail Sheet 2 of 4

5797.05 Rev D Landscape Detail Sheet 3 of 4

5797.06 Rev C Landscape Detail Sheet 4 of 4

SK441-EXT-01 rev.F External finishes Sheet 1 of 3

SK441-EXT-01 rev.F External finishes Sheet 2 of 3

SK441-EXT-01 rev.F External finishes Sheet 3 of 3

ELL18039-B-CS-140 Rev E External Works Layout Sheet 1 of 4

ELL18039-B-CS-141 Rev E External Works Layout Sheet 2 of 4

ELL18039-B-CS-142 Rev D External Works Layout Sheet 3 of 4

ELL18039-B-CS-143 Rev F External Works Layout Sheet 3 of 4

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.

23) The development hereby approved shall be completed and operated in accordance with the Waste Management Strategy shown on the Planning Layout SK441-PL-01 rev. AN dated

19.07.2024, received on 5th August 2024, and the City Council's Waste Management Proforma stamped as received by the Local Planning Authority on the 18th December 2019 in relation to the waste strategy for the residential accommodation hereby approved. The refuse arrangements shall be put in place prior to the first occupation of the development and remain in situ for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the development, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

24) The development hereby approved shall be carried out in accordance with the Air Quality Assessment prepared by Redmore Environmental stamped as received by the City Council, as Local Planning Authority, on the 17th December 2018 and the electric vehicle charging points shown on the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024, received on 5th August 2024. Good practice principles should be applied to the operational phase of the development. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant policies SP1, EN16 and DM1 of the Core Strategy for Manchester, and Greater Manchester Air Quality action plan 2016.

Paragraph Two

Following an assessment of the details submitted, I can confirm that the proposed amendments is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA