MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140282/JO/2024
Date registered valid:	24 June 2024
Proposal:	Variation of Condition 17 (Energy Statement) attached to planning permission 133576/FO/2022 (as amended by 135609/JO/2022).
Address:	Oakwood Resource Centre, 177 Longley Lane, Manchester, M22 4HY
Ward(s):	Northenden Ward
Applicant:	Graham Morley Wythenshawe Community Housing Group
Agent (if any):	Mrs Suzanne Belfield Arcus Consulting LLP
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 August 2024**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Standard consultations:
Printed: 24 June 2024 Expired: 15 July 2024

Neighbour notifications
Printed: 24 June 2024 Expired: 15 July 2024

Site notice
Posted -10 July 2024 Expired 31 July 2024

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The Oakwood Resource Centre (177 Longley Lane) was a large single storey building set within 0.61 hectares. It was set back from Longley Lane and located to the rear of a children's nursery (Kid Start Ltd) and the Longmire Centre, which houses an NHS service. The Oakwood Resource Centre was vacant for a number of years and has since been demolished following the approval of application 133576/FO/2022:

> *Erection of 20 no. two storey residential dwellinghouses with associated car parking, landscaping, boundary treatments following the demolition of the existing building*

To the rear of the site there is an area of open space, while to the east and west there are a number of dwellings. To the south of the sites lies the children's nursery and Longmire Centre. Access to the site is via an existing driveway that leads off Longley Lane.

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

Description of development

The applicant is applying to vary Condition 17 (Energy Statement), attached to planning permission 133576/FO/2022 (as amended by 135609/JO/2022), as through the detail design of the development, the approach and specifications have changed.

Consultations & Notification Responses

Environmental Health – Recommend an acoustic insulation condition in respect of external plant be attached to any approval 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 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.

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.

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 sited 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 DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Policy H7, Wythenshawe – The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy H8, Affordable Housing – The requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed.

Issues

Principle of the Proposal – Given the previous approval on the site and its location within a predominantly residential area, that reason there is no objection in principle to it being redeveloped for residential purposes, particularly when that accommodation will be affordable.

Environmental Standards – Originally the applicant proposed that the following technologies would be incorporated into the development:

- Enhanced thermal envelope
- Photovoltaics to building roofs (assumed 15m2 per dwelling)

- Mechanical heat recovery ventilation (MVHR) to 3-bed properties
- Exhaust air heat pumps to the 2-bed properties generating heating and hot water (negating
- the need for MVHR)
- Air source heat pump to the 3-bed properties generating heating and hot water

Notwithstanding the above, it was acknowledged that the final design phase may result in elements of this aspect of the scheme being omitted or replaced with some other form of sustainable technology.

The applicant has undertaken further work which has concluded the following:

- All units could achieve energy and carbon savings respectively via the use of enhanced building fabric. This would provide a significant reduction in the carbon footprint and energy infrastructure demands across the site as a whole, as well as reducing building running costs for building users.
- The use of solar hot water systems could easily be applied to dwellings but would limit available roof space for photovoltaics.
- Photovoltaic panels offer a greater opportunity to save energy and carbon and also provide a simpler solution for building occupiers/operators to maintain.
- MVHR offers a relatively low saving and would introduce additional cost and complication to the build. As such, it is not recommended for inclusion in the final design solution.
- Air source heating could offer a significant energy and carbon saving across the site. The use of heat pump technologies could eliminate the requirement for natural gas to the site entirely, reducing reliance on fossil fuels.

In light of these findings, the applicant is now proposing to incorporate above into the development:

- Enhanced thermal envelope
- Photovoltaics to building roofs (assumed 15m2 per dwelling)
- Air source heat pumps generating heating and hot water

The above provision is considered acceptable and condition no. 17 would be amended accordingly to reflect this.

Affordable Housing – The application is submitted by Wythenshawe Community Housing Group and it is their intention for the scheme to be 100% affordable, split equally between shared ownership and social rent, with the mix as follows:

- 6 x 2b4p dwellings - Shared Ownership
- 4 x 3b5p dwellings - Shared Ownership
- 8 x 2b4p dwellings - Social Rent
- 2 x 3b5p dwellings - Social Rent

The type of tenure is shown on the proposed site plan on page two of this report, with the reference SO for Shared Ownership and SR for Social Rent. This level of provision is welcomed and would be secured through the development agreement given the City Council's ownership of the site.

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 amount of floor space proposed for each dwellinghouse and that required under the guidance is detailed below:

- 14 x 2b4p dwellings – 83m² (Space Standard – 83m²)
- 6 x 3b5p dwellings – 96m² (Space Standard – 96²)

Given the above, the proposal still complies with Manchester's space standards.

Disabled Access – Level access would still be provided into the dwellings and adequate circulation space, along with a WC, would exist on the ground floor. Adequate circulation space would also exist on the first floor. Overall, the provision is considered acceptable.

Design – The external appearance of the proposed dwellings would not be altered by the proposed amendments.

Scale and Massing – Apart from the presence of several apartment blocks, which are between 120 to 200 metres to the north of this site, this residential neighbourhood is characterised by two storey residential accommodation similar in scale and massing to that proposed. As a result, the scale and massing of the proposal remains acceptable.

Residential Amenity – The proposed amendments to the Energy Statement would not have a detrimental impact upon the levels of residential amenity enjoyed by occupants of those dwellings that adjoin the site.

Notwithstanding the above, Environmental Health have recommended that an additional condition be attached to the consent which requires the applicant to select or acoustically insulate external plant (in this case the air source heat pumps) to ensure that it achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive locations. It is recognised that this additional condition will ensure that impact from the pumps is minimised.

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

Pedestrian and Highway Safety – The proposed amendments to the Energy Statement would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Air Quality – During the construction phase of the development there is the potential for air quality impacts as a result of dust emissions from the site. 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 dust management measures are implemented during the construction phase.

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

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

Ecology – The proposed amendments would not diminish the proposed biodiversity enhancements required of condition no. 9.

Waste Management – The waste management provision remains acceptable and in line with the City Council's requirements.

Crime Prevention – The proposal does not raise any crime prevention issues.

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 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 the original planning permission (133576/FO/2022) on 21 October 2022.

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

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

a) P-00A, stamped as received on 25 May 2022
b) P-01D, stamped as received on 29 November 2022
c) P-02A to P-04A, stamped as received on 25 May 2022
d) P-05A, stamped as received on 21 April 2022
e) P-06C, stamped as received on 29 November 2022
f) P-07 and P-08, stamped as received on 25 May 2022

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

3) DISCHARGED UNDER APPLICATION CDN/23/0601 - Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - 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 private residential purposes and to ensure the achievement of the public benefit identified pursuant to policies SP1, DM1, EN3 , H1, H6 and H11 of the Manchester Core Strategy and the guidance contained within National Planning Policy Framework including section 16.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

6) DISCHARGED UNDER APPLICATION CDN/23/0601 - Prior to the commencement of above ground works, a hard and soft landscaping treatment scheme shall be submitted to and be 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 construction work have been completed. 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) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained in the Arboricultural Impact Assessment and Method Statement (ref: BE-1088-04C), stamped as received by the City Council as local planning authority on 29 November 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

8) DISCHARGED UNDER APPLICATION CDN/23/0524 - The demolition of the Oakwood Resource Centre shall not commence until either of the following has been submitted to and been approved by the City Council as local planning authority:

a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence.

Reason - To ensure the protection of species or their habitat 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.

9) DISCHARGED UNDER APPLICATION CDN/23/0601 - 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.

10) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

11) DISCHARGED UNDER APPLICATION CDN/23/0524 - Prior to any earthworks, demolition or vegetation clearance, a Reasonable Avoidance Measures method statement for hedgehogs, for both site clearance and the construction phase and 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 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.

12) Before the development hereby approved is first occupied a detailed Travel Plan, based on the submitted Transport Statement, stamped as received on 21 April 2022, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those residing at the development,
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time,
iii) mechanisms for the implementation of the measures to reduce dependency on the private car,
iv) measures for the delivery of specified travel plan services,
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

13) No above ground works shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

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

14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

o Verification report providing photographic evidence of construction as per design drawings;
o As built construction drawings if different from design construction drawings;
o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, in light of national policies within the NPPF and NPPG and Policies EN08 and EN14 in the Manchester Core Strategy.

15) PART A DISCHARGED UNDER CDN/24/0221 - Part A) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Part B) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 and 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 policies DM1 and EN18 of the Manchester Core Strategy.

16) The highway improvements, as shown on drawing no. P-01D, stamped as received on 29 November 2022, shall be implemented and be in place prior to first use of the development hereby approved and thereafter retained and maintained in situ.

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

17) The development hereby approved shall be implemented in full accordance with the measures as set out within the Energy Statement Report Rev B, received on 13 June 2024, 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.

18) DISCHARGED UNDER APPLICATION CDN/24/0293 - No above ground 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.

19) DISCHARGED UNDER APPLICATION CDN/23/0524 - 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:

o A construction programme including phasing of works;
o 24 hour emergency contact number;
o 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;
o 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;
o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

o Locations for storage of plant/waste/construction materials;
o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
o Arrangements to receive abnormal loads or unusually large vehicles;
o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
o Any necessary temporary traffic management measures;
o Measures to protect vulnerable road users (cyclists and pedestrians);
o Arrangements for temporary facilities for any bus stops or routes;
o Method of preventing mud being carried onto the highway;
o 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.

20) DISCHARGED UNDER APPLICATION CDN/23/0601 - Prior to the commencement of above ground works, detailed drawings of the front boundary treatment shall be submitted to and be approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the occupation of the development hereby approved.

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.

21) DISCHARGED UNDER APPLICATION CDN/23/0601 - Above-ground construction works shall not commence until details of the electric vehicle charging systems to be installed on the development have been submitted to and approved by the City Council as Local Planning Authority. The approved charging systems shall then be installed in accordance with a timetable to be agreed with the City Council as Local Planning Authority.

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

22) Prior to the occupation of the development hereby approved, the cycle storage facilities, as shown on drawing no. P-01D (stamped as received on 29 November 2022), shall be installed and thereafter maintained so long as the development is in situ.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

23) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

Informatives

1) Invasive Plants - It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Cotoneaster horizontalis are included within this schedule. If any such species will be disturbed and moved off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

2) Informative for condition 13 - In order to discharge the above drainage condition the following additional information has to be provided:

a) Further consideration of alternative SuDS solution (that is either utilising infiltration or attenuation) if practicable;
b) Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area; the proposed impermeable area should not be used to calculate the existing brownfield run-off rates. Justification for why a 225mm 3 piped network has been used to calculate the existing discharge rates.
c) Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
d) 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;
e) 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.
f) 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.
g) 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.

h) Where surface water is connected to the highway drain, agreement in principle from the highway authority 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.
i) Hydraulic calculation of the proposed drainage system;
j) Construction details of flow control and SuDS elements.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

5 Topcroft Close, Manchester, M22 4YF
4 Lovett Walk, Manchester, M22 4LJ
16 Lovett Walk, Manchester, M22 4LJ
18 Lovett Walk, Manchester, M22 4LJ
147 Longley Lane, Manchester, M22 4LA
143 Longley Lane, Manchester, M22 4LA
121 Royle Green Road, Manchester, M22 4LE
11 Lovett Walk, Manchester, M22 4LB
119 Royle Green Road, Manchester, M22 4LE
41 Bronington Close, Manchester, M22 4ZQ
25 Bronington Close, Manchester, M22 4ZQ
63 Bronington Close, Manchester, M22 4ZR
133A Longley Lane, Manchester, M22 4LA
145A Longley Lane, Manchester, M22 4LA
11 Bagnall Walk, Manchester, M22 4LN
151 Longley Lane, Manchester, M22 4HY
57 Bronington Close, Manchester, M22 4ZQ
47 Bronington Close, Manchester, M22 4ZQ
49 Bronington Close, Manchester, M22 4ZQ
59 Bronington Close, Manchester, M22 4ZQ
117 Royle Green Road, Manchester, M22 4LE
123 Royle Green Road, Manchester, M22 4LE
141 Longley Lane, Manchester, M22 4LA
Longmire Centre, 181 Longley Lane, Manchester, M22 4JG
145 Longley Lane, Manchester, M22 4LA
27 Lovett Walk, Manchester, M22 4LB
5 Bagnall Walk, Manchester, M22 4LN
19 Bagnall Walk, Manchester, M22 4LN
55 Bronington Close, Manchester, M22 4ZQ
35 Bronington Close, Manchester, M22 4ZQ
33 Bronington Close, Manchester, M22 4ZQ
137 Longley Lane, Manchester, M22 4LA
41 Lovett Walk, Manchester, M22 4LB
55 Lovett Walk, Manchester, M22 4LB
49 Lovett Walk, Manchester, M22 4LB
15 Bronington Close, Manchester, M22 4ZQ
7 Bronington Close, Manchester, M22 4ZQ
147A Longley Lane, Manchester, M22 4LA
143A Longley Lane, Manchester, M22 4LA
141A Longley Lane, Manchester, M22 4LA
3 Lovett Walk, Manchester, M22 4LB
13 Lovett Walk, Manchester, M22 4LB
7 Bagnall Walk, Manchester, M22 4LN

21 Bagnall Walk, Manchester, M22 4LN
43 Bronington Close, Manchester, M22 4ZQ
9 Bronington Close, Manchester, M22 4ZQ
37 Lovett Walk, Manchester, M22 4LB
23 Lovett Walk, Manchester, M22 4LB
10 Lovett Walk, Manchester, M22 4LJ
13 Bagnall Walk, Manchester, M22 4LN
45 Lovett Walk, Manchester, M22 4LB
29 Lovett Walk, Manchester, M22 4LB
39 Lovett Walk, Manchester, M22 4LB
43 Lovett Walk, Manchester, M22 4LB
8 Lovett Walk, Manchester, M22 4LJ
15 Bagnall Walk, Manchester, M22 4LN
Royle Green Day Nursery, 151A Longley Lane, Manchester, M22 4HY
15 Lovett Walk, Manchester, M22 4LB
21 Lovett Walk, Manchester, M22 4LB
25 Lovett Walk, Manchester, M22 4LB
17 Lovett Walk, Manchester, M22 4LB
19 Lovett Walk, Manchester, M22 4LB
61 Bronington Close, Manchester, M22 4ZR
1 Bronington Close, Manchester, M22 4ZQ
47 Lovett Walk, Manchester, M22 4LB
2 Lovett Walk, Manchester, M22 4LJ
7 Lovett Walk, Manchester, M22 4LB
5 Lovett Walk, Manchester, M22 4LB
51 Lovett Walk, Manchester, M22 4LB
5 Bronington Close, Manchester, M22 4ZQ
8 Kerfoot Close, Manchester, M22 4YJ
13 Bronington Close, Manchester, M22 4ZQ
137A Longley Lane, Manchester, M22 4LA
133 Longley Lane, Manchester, M22 4LA
149 Longley Lane, Manchester, M22 4LA
135 Longley Lane, Manchester, M22 4LA
149A Longley Lane, Manchester, M22 4LA
131 Longley Lane, Manchester, M22 4LA
139 Longley Lane, Manchester, M22 4LA
131A Longley Lane, Manchester, M22 4LA
135A Longley Lane, Manchester, M22 4LA
6 Lovett Walk, Manchester, M22 4LJ
12 Lovett Walk, Manchester, M22 4LJ
17 Bagnall Walk, Manchester, M22 4LN
3 Bagnall Walk, Manchester, M22 4LN
9 Bagnall Walk, Manchester, M22 4LN
37 Bronington Close, Manchester, M22 4ZQ
45 Bronington Close, Manchester, M22 4ZQ
33 Lovett Walk, Manchester, M22 4LB
1 Lovett Walk, Manchester, M22 4LB
9 Lovett Walk, Manchester, M22 4LB
31 Lovett Walk, Manchester, M22 4LB
35 Lovett Walk, Manchester, M22 4LB
53 Lovett Walk, Manchester, M22 4LB
29 Bronington Close, Manchester, M22 4ZQ
31 Bronington Close, Manchester, M22 4ZQ
19 Bronington Close, Manchester, M22 4ZQ

39 Bronington Close, Manchester, M22 4ZQ
27 Bronington Close, Manchester, M22 4ZQ
17 Bronington Close, Manchester, M22 4ZQ
11 Bronington Close, Manchester, M22 4ZQ
23 Bronington Close, Manchester, M22 4ZQ
21 Bronington Close, Manchester, M22 4ZQ

Appendix 2 – Planning constraints

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