

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139720/JO/2024

Date registered valid: 5 April 2024

Proposal: Variation of Conditions 2 (specified plans) and 12 (waste management strategy) attached to planning permission 135848/FO/2022

Address: Site Of Former Victoria Park Probation Centre, Laindon Road,
Manchester, M14 5YJ

Ward(s): Rusholme Ward

Applicant: Britannia Victoria Limited

Agent (if any): Miss Louisa Fielden, AshtonHale

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17th June 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Standard consultations:

Printed: 16 April 2024 Expired: 8 May 2024

Neighbour notifications

Printed: 7 May 2024 Expired: 17 May 2024

Site notice

Posted: 24 April 2024 Expired: 16 May 2024

Press advert

Published: 23 April 2024 Expired: 7 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a site of a former day nurse and probation offices and community centre that were vacant for several years. The site is currently under construction for the development of 72 homes (41 apartments and 31 houses). The site is located in Rusholme Ward, and is broadly rectangular in shape, and covers 0.65 ha. The site is currently bounded by a mix of boundary treatments, including stone walling with copings, brick walls, and high galvanised palisade fencing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is bounded by a mix of two and three storey residential properties. To the west of the site is a three-storey residential dwelling currently under construction.

Previously approved development

Consent was granted for a residential development (Use Class C3), comprising 72 units, with associated hard and soft landscaping, access and associated works following demolition of existing buildings. The proposal included 72 residential units of accommodation, consisting of a mix of 41 apartments and 31 houses. The block of apartments comprised 37 units, with 4 additional apartments, in the form of two apartments in the unit at each end of the terrace of dwellinghouses facing Laidon Road within the south of the site.

The mix of accommodation was in the form of 25, 1 bed and 16 two bedroom apartments, with house types comprising, 15 three bedroom, 15 four bedroom dwellinghouses, and 1 six bed

townhouse, therefore providing a range of 1,2,3,4, and 6 bedroom accommodation. The proposed residential development comprised a mix of market housing, an offer of 6 x 1 bed apartments within the scheme as discounted market sale units with disposal on a discounted market sale basis at 80% of market value, and affordable rent dwellings (through Registered Provider grant funding). The proposed buildings ranged from two and a half storeys up to four storeys in height. The scheme predominantly included the provision of two and a half storey houses across the site, with the proposed apartment building being four storeys in height and located to the north of the application site.

The layout plan for the site included two vehicular access points from Laindon Road. One served the apartments and provided access to parking spaces to the rear of one the terraces of houses fronting Laindon Road. The other further south on Laindon Road served the remainder of the proposed development. 100% parking provision was provided for the dwellinghouses – 32 spaces in total, and 18 spaces to serve the proposed apartments (including 2 for disabled users). Amenity space was provided for dwellinghouses through small front gardens and private rear garden areas, and with areas of shared amenity space within the curtilage of the proposed apartment block.

Description of development

Consent is sought to vary Condition no. 2 (specified plans) and 12 (waste management strategy) attached to planning permission 135848/FO/2022 to amend House Type 6a (Plot 63), specifically to extend the rear of the property further into the rear garden by 1.45m, to allow for a revised internal layout, which would also involve the introduction of patio doors at ground floor level facing onto the side garden area.

Consultations & Notification Responses

Publicity

The proposal, by virtue of the number of residential units, the proposed development has been classified as a large-scale major development. As such, the proposal has been advertised in the local press (Manchester Evening News), on 23rd April 2024 and site notices were displayed at locations around the application site on 24th April 2024. In addition, notification letters have been sent to local residents and businesses (total of 186) in the local area on 16th April 2024, and in respect of the revised plans received, further notification letters were sent to local residents on 7th May 2024.

Local resident and local businesses - No comments received.

Highways Services- Highways are satisfied with the proposal for variation of Condition 12 (Waste Management Strategy) and have no objections in principle.

Environmental Health - recommend any approval has a condition attached relating to refuse storage. The houses have satisfactory waste bins, however regarding the apartments, please fill in the waste pro forma (NB: since these comments were received application ref: CDN/24/0292 has been determined and the refuse storage condition discharged on 24th May 2024).

Greater Manchester Ecology Unit - Advise that as the proposed changes do not affect any ecological issue, they have no comment to make.

Flood Risk Management – Advise that based on the information provided under application no. 139720/JO/2024, it would appear no drainage information is being altered under this variation of condition application. The drainage proposals must be implemented in accordance with the

approved details under application no CDN-23-0743. Any change to the approved drainage design must be highlighted to the LLFA prior to issuing this decision notice.

Arboricultural officers – the amendments to the application are not relevant to their department. They reiterate concerns over the impact on the retained trees on this site due to the inevitable damage to the rooting areas and the constraints of the building lines and landscape requirements.

Issues

Policy Legislative and Policy Context

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is 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.

Paragraph 1.43 states that the plan has adopted a 'brownfield preference' through its policies. Policy JP-S1 relating to sustainable development reflects this, stating that 'preference will be given to using previously developed land and vacant buildings to meet development needs'.

Paragraph 1.52 highlights that the Places for Everyone plan supports Greater Manchester's drive to be carbon neutral by 2038. To meet this carbon commitment, Policy JP-S2 encourages the delivery of nature-based solutions and biodiversity net gain.

Policy JP-S4: Flood Risk and the Water Environment supports an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by (amongst others) expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible and designing suitable sustainable drainage systems.

Policy JP-S6: Resource Efficiency supports measures to achieve promotion of overall reduction in level of waste produced include, using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

Policy JP -C1 seeks to delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure.

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

Policy JP -H2 relates to the Affordability of New Housing states that substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through:

1. Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases.
2. Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability.
3. Support provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities).

The National Planning Policy Framework National Planning Policy Framework (NPPF)

This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 in July 2021, and subsequently in December 2023. It represents key up to date national policy and is an important material consideration in determining the current application.

A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment. The Framework reiterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

Section 5 'Delivering a sufficient supply of new homes' states that in order 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. With regards to affordable housing, paragraph 66 states that where major developments are proposed involving the provision of housing, planning policies and decisions should expect at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

Section 8 'Promoting Healthy and Safe Communities' states that planning policies and decisions should aim to achieve healthy, inclusive and safe places (paragraph 96) which promote social interaction, be safe and accessible and enable and support healthy lifestyles.

Section 9 'Promoting Sustainable Transport' states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and

emissions, and improve air quality and public health' (paragraph 108). Developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 115). Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations (paragraph 116). The development would incorporate sustainable transportation options and chapter 9 would be positively responded to.

Section 11 'Making effective use of land' states that 'planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions' (paragraph 123). Decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places. (paragraph 128). Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Paragraph 129 (c) states that Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 131). Planning decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. The NPPF is clear that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being

made to the permitted scheme (for example through changes to approved details such as the materials used). (paragraph 140). In this case, the development would involve the erection of a two storey property. The proposed built form has been designed to be contemporary in nature using traditional materials and is considered to be acceptable in terms of its form and siting. On this basis, it is considered that chapter 12 would be appropriately responded to.

Section 14 'Meeting the challenge of climate change, flooding and coastal change' Paragraph 157 seeks that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. Paragraph 162 expects new development to comply with any relevant development plan policies relating to decentralised energy, where viable, and take account of design-based factors including landform, layout, building orientation, massing and other criteria to minimise energy consumption. Paragraph 165 seeks to direct development away from areas which are at the highest risk of flooding. Paragraph 173 sets out that, in the determination of planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and that, where appropriate, planning applications should be supported by a site-specific flood risk assessment. The proposed development has been designed with a fabric first approach, with the use of KERS indoor heat pumps, which are a combined hot water, heat recovery and MEV system with storage cylinder, which converts waste heat energy from bathrooms and kitchens to low cost, renewable hot water are proposed. On this basis, it is considered that chapter 14 would be appropriately responded to.

Section 15 – 'Conservation and enhancement of the natural environment' Paragraph 180 sets out that planning decisions should enhance the local environment through means including: - minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; - preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 189 sets out that planning decisions should ensure that a site is suitable for its proposed use, taking into account of ground conditions and any risks arising from land instability and contamination. Paragraph 191 states that planning decisions should also ensure that development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. It is not expected that ground conditions present at the site would be unusual or complex. Furthermore, the proposed development would, include new tree planting and soft landscaping as part of the proposal. On this basis, it is considered that chapter 15 would be appropriately responded to.

Section 16 'Conserving and enhancing the historic environment' states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant

historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 200). In considering the impacts of proposals, paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

NPPF defines designated heritage assets as: 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'. The proposal lies approximately 190 m from a Grade II listed building (Summerville House) and is separated from it residential development. Reference is made to the above as context to the proportionate consideration of the issues concerning consideration of a designated heritage asset. NPPF adds that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 209).

Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Planning Practice Guidance (PPG)

The relevant sections of the PPG are as follows:

Noise

This section states that Local Planning Authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design

This section states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other

- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from

Health and Well Being

This section states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation); Travel Plans, Transport Assessments in Decision Taking This section states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle)

Policy DM1 (Development Management)

Policy H1 (Overall Housing Provision)

Policy H5 (Central Manchester)

Policy H8 (Affordable Housing)

Policy T1 (Sustainable Transport)

Policy T2 (Accessible areas of opportunity and needs)

Policy EC2 (Existing Employment Space)

Policy EC8 (Central Manchester)

Policy EN1 (Design principles and strategic character areas)

Policy EN4 (Reducing CO2 emissions by enabling low and zero carbon development)

Policy EN6 (Target framework for CO 2 reductions from low or zero carbon energy supplies)

Policy EN 8 (Adaptation to Climate Change)

Policy EN9 (Green Infrastructure)

Policy EN14 (Flood Risk)

Policy EN15 (Biodiversity and Geological Conservation)

Policy EN16 (Air Quality)

Policy EN18 (Contaminated Land)

Policy EN19 (Waste)

As set out within the issues section of this report below, the application is considered to accord with these policies.

Saved UDP Policies

Saved policy DC7 advises that the Council will negotiate with developers to ensure new housing is available at ground floor level to people with a disability. All new developments containing family homes will be expected to be designed so as to include safe areas within which children can play.

Saved UDP policy DC18.1 relates to development in Conservation Areas states that the Council will give particular careful consideration to development proposals within Conservation Areas, and advises that development proposals adjacent to Conservation Areas will only be granted where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city and will consider the effect of new development proposals that are likely to be generators of noise. Conditions will be used to control the impacts of developments.

Other material policy considerations

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester. In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise. These documents reflect and provide guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

Manchester Residential Quality Guidance (2016)

This is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhood and a place for everyone to live. The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows: Make it Manchester; Make it bring people together; Make it animate street and spaces; Make it easy to get around; Make it work with the landscape; Make it practical; Make it future proof; Make it a home; and Make it happen.

Providing for Housing Choice – Supplementary Planning Document and Planning Guidance (2008)

This document sets out in detail the Council's Affordable Housing Strategy and sets out the rationale for the target proportion of affordable housing and tenure mix.

Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015)

Adopted in 2015, the vision for the strategy is that 'by 2025 high quality, well maintained

green and blue spaces will be an integral part of all neighbourhoods. There are four objectives in order to achieve this vision which relate to quality and function of green and blue infrastructure; its use as a component of new development; improving access and connectivity and promoting wider understanding and awareness of its benefits.

Residential Growth Strategy (2016)

The Strategy aims to ensure that there is the right quality, mix and type of housing in the right locations to meet demand and changing demographics, develop neighbourhoods of choice and improve equality amongst the City's residents in terms of housing choice, quality and affordability in order to develop strong communities.

Strategic Housing Land Availability Assessment (2022)

Whilst the site is not included in the 2022 annual Strategic Housing Land Availability Assessment (SHLAA) (which outlines that MCC considers the land suitable for residential development and expects it to delivered housing over the next 15 years or more), it lies directly to the north of a SHLAA site.

Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020):

In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are well documented and work towards the city becoming zero carbon by 2038, significantly accelerated from the original target of 2050. A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors. On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020-2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The Environmental Standards Statement suggests an approach utilising a number of measures including "fabric first" and renewable energy options as being the most effective and efficient way of delivering an energy saving development that can meet housing needs and reduce CO2 emissions during the life cycle of each dwelling.

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. For the reasons that are set out in this report the specific statutory duties concerning planning proposals affecting Listed Buildings or their settings are not engaged.

Section 17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Principle of Development

The principle of the proposal, and the scheme's contribution to regeneration, as set out in the report for the previous approval, was considered to accord not only with national and local planning policies, but would also deliver key outcomes for the city. This is a site bounded by

residential development and is in proximity to the Victoria Park Conservation Area. The previously approved scheme was considered to boost the supply of much needed new homes, contributing to the regeneration of the local area. The changes being sought would not impact on this aspect of the approved scheme.

Climate Change

How climate change is addressed is a key factor in the consideration of planning applications. The proposal and key issues, including air quality, flooding and environment standards are considered in detail in the following sections.

Loss of Employment Land

Policy EC2 'Existing Employment Space' was addressed in connection with the previous consent. The changes sought would not have any additional impacts in regard to policy EC2.

Proposed Residential Accommodation

There is an identified need for housing in Manchester to meet the growing population and workforce. In line with the requirements in the NPPF, the mix of housing has been designed to take into consideration existing and future housing needs in this area of City. The homes have been designed to meet the Council's clear design aspirations and requirements as set out in the Residential Quality Guide. The residential units forming the previously approved scheme included the provision of front and rear garden spaces to support place making and were designed with consideration to the space standards outlined in the Manchester Residential Quality Guide. The proposed changes sought specifically relate to extending the rear of the property on plot 63 (house type 6A) further into the rear garden by 1.45m, to allow for a revised internal layout, which would also involve the incorporation of patio doors at ground floor level facing onto the side garden area.

The previously approved residential development comprised a mix of market housing, with an offer of 6 no. discounted market sale apartments from the applicant, and affordable rent (through a Registered Provider and grant funding consisting of a mix of consisting of a mix of 41 apartments and 31 houses). No changes are proposed to this aspect of the approved development.

The design guidance is a material consideration in the determination of planning applications and sets out the space standards required to ensure quality in residential schemes coming forward. The design guidance is intended to provide a clear indication on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The previously approved development was designed in accordance with the design guidance outlined within this document and the revisions sought are considered to be in accordance with the design guidance.

The approved scheme included ground floor gardens, and amenity spaces for the apartments which provided an opportunity for residents to benefit from outdoor living and to meet and socialise, helping to create a new community within the development. By including a mix of apartment and family housing types, it was considered that the development will be capable of accommodating a wide range of households. The site is within easy walking distance of local amenities, as well as public transport links to larger district centres and the main retail facilities in Longsight and the city centre. The previously approved scheme was considered that the proposed houses and apartments are an appropriate size and provide well-sized, well-designed living, and sleeping spaces. The proposed revisions would increase the amount of floorspace to plot no.63 (House type 6A) with an associated reduction in the rear garden area.

Affordable Housing

Policy H8 sets out how developments should respond to the 20% contribution of affordable housing across the City. Using 20% as a starting point, developers should look to provide new houses that will be for social or affordable rent with a focus on affordable home ownership options. Any requirement or not for affordable housing will be based upon an assessment of a particular local need, a requirement to diversify the existing housing mix and the delivery of regeneration objectives. An applicant may be able to seek an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the mix of affordable housing, or a lower commuted sum, should a viability assessment demonstrate that a scheme could only deliver a proportion of the 20% target; or where material considerations indicate that intermediate or social rented housing would be inappropriate. Examples of these circumstances are set out in part 4 of Policy H8. The previously approved development was accompanied by a Viability Assessment which indicated that the development could not support affordable housing. This was independently assessed at that time, and identified issues in regard to the calculation of GDV values for the site. As a result of further information an agreement was reached that the scheme would deliver 6 x 1-bedroom apartments which would be discounted market sale units for disposal, on a discounted market sale basis at 80% of market value. This would deliver 8.3% affordable housing at the site. Furthermore, it was understood that a further 12 of the proposed residential units would be affordable, but this is provided via a Registered Provider through grant funding. The offer of affordable housing in the form of 6 no. 1 bed apartments was acknowledged, and finalised details were subject to a legal agreement. The legal agreement with the Local Planning Authority also included a provision for a reconciliation which requires a contribution to be paid if values change at an agreed point. Should there be an uplift in market conditions which would allow the provision of an affordable housing contribution, there would be provisions incorporated to allow the viability to be re-tested to secure an additional contribution should this be viable. No revisions are sought in relation to this aspect of the approved development.

Siting / Layout

No changes are sought to the previously approved layout, and the siting in regard to plot no. 63 (House type 6A) would remain the same, but the proposed dwelling house would have a floorplate which would extend 1.45m further north into the rear garden area.

Scale / Massing

The Guide to Development in Manchester SPD advises that consideration should be given to the scale of new developments and ensure that they are informed by their context. Where buildings are of different scale to their surroundings they should be of the highest quality and be of landmark status. The scale of existing buildings in the immediate surroundings consists of a mixture of 2 and 3 storey housing. Taking account of this context and the urban design objectives of providing appropriate scale frontages onto the surrounding streets, the previously approved development comprised 2.5 storeys family houses and a 4 storey apartment building 4 storeys forming part of the frontage to Daisy Bank Road.

No changes are proposed in regard to the height of the proposed house and apartments. Changes to scale are limited to plot no. 63 and would involve extending the rear of the property further into the rear garden by 1.45m at all floors, than previously approved scheme to allow for a revised internal layout, which would involve the inclusion of patio doors at ground floor level facing onto the side garden area.

Overall, it is considered that the scale of the development responds appropriately to the scale of the existing developments in the area and is considered to be acceptable in this location.

Appearance

Policy EN1 of the Core Strategy states that opportunities for good design, that enhance the overall image of the City, should be fully realised. This is reiterated within the Guide to

Development in Manchester SPD along with the NPPF. It was considered that the design of the previously approved scheme adopted many of the key characteristics of the surrounding area. The design of the dwelling on plot no. 63 would be similar in design terms to the property approved previously in that it would be contemporary in design with tall vertical windows, and feature brickwork elements, and would involve the use of traditional materials (brickwork and slates). The materials used would be red brick types with grey roofing material, double height glazing, grey aluminium window frames and door, which reference themselves to the local vernacular without being a pastiche.

As the plot no. 63 is located at the eastern end of the site, any impacts to the associated street scene would be limited.

The internal street scenes and the frontages to Laindon Road and Daisy Bank Road would look to complement the existing character while not repeating the form of existing residential stock that surround the boundaries of the site. The design and orientation of the proposed buildings, integrated landscaping and public open space would improve the site visually and deliver a high-quality development on a site with brownfield ground conditions. As part of the previously approved scheme, it was, however, recommended that a materials condition be attached to any approval to ensure the type and colouration of the proposed materials. As this has yet to be discharged, this would be attached to any approval.

Residential Amenity

The site is bounded to the south and east by residential properties. As the buildings on the site had been vacant for some time, it is inevitable that the development would have some impacts, and this was fully assessed as part of the previously approved scheme. This included noise from site remediation, construction and once operational. It was not considered the levels of noise would be to such an extent to cause unacceptable harm, and that conditions set out in the report would enable those aspects likely to give rise to residential disamenity, to be effectively managed for the temporary period of for example, the construction works.

It was also noted that the existing uses on the site could lead to significant comings and goings from both the office use and the day nursery. Any noise and disturbance would not be unduly harmful in this context.

The proposed changes would lead to specifically to extend the rear of the property further into the rear garden by 1.45m at all floors of the dwelling, to allow for a revised internal layout, which would involve the introduction of patio doors at ground floor level facing onto the side garden area.

This would mean that the proposed outrigger to plot no.63 would project beyond the rear façade of plot no. 62 by 2m, but would not project to the depth of the existing outrigger to no.14

Merwood Grove .

The architect has considered handing the outrigger at the rear , to further reduce any potential impacts to the future occupiers of plot no.62 in terms of residential amenity, but this would have necessitated the removal of the window to the central bedrooms. Furthermore, whilst the bedroom window could have been re-sited on the side gable, this would have created amenity issues with the existing neighbour and layout issues within the room. The only way to hand the outrigger would have been to hand the whole house, but this would have adversely impacted on the parking arrangements and had the potential to lead to more overlooking issues.

Due to the orientation of the dwelling on plot no.63, the proposed extension to the previously approved outrigger would lie to the north, and as such any impacts of overshadowing to the neighbouring properties resulting for a further depth of 1.45m is not considered to be so significant as to warrant the refusal of permission.

Where gables of the previously approved dwellinghouses within the site would be in proximity to the gables of existing dwellings to the east of the site, the separation distances would vary from a pinch point of 2.8m to 5.5m . This is due to the angled nature of the eastern boundary.

Given that there is a high brick wall with fencing above to the boundary with no.14 Merwood Grove. The use of conditions in relation to boundary treatments would also enable privacy issues to be appropriately managed.

Ground Conditions

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments. A Phase I and Phase II Geo-Environmental Site and a Remediation & Enabling Works Strategy accompanied the previously approved scheme. An appropriately worded condition was attached to the earlier approval to ensure compliance with these reports and the submission of final verification assessments in order to comply with policy EN18 of the Core Strategy.

Lighting

A lighting impact assessment accompanied the previously approved scheme. A condition to require the implementation of the submitted scheme was attached to the previous approval. No changes to this aspect of the development are proposed.

Highway Related Matters and Car Parking

Policy T1 and T2 of the Core Strategy seeks to encourage modal shifts away from the car and locate new development that is accessible by walking, cycling and public transport. Policy DM1 goes on to state that traffic generation and road safety must be considered as part of new developments. A Transport Statement and Interim Travel Plan were submitted in support of the previously approved scheme. The site is accessible by sustainable modes of transport. The surrounding area exhibits good levels public transport opportunities within acceptable walking distance on Plymouth Grove, Stockport Road, and Anson Road. The previously approved scheme included the provision of 31 car parking spaces for the dwellinghouses (100%) provision (with an additional space provided for the proposed six bed property), and 18 spaces for the proposed apartments (44% provision) . The proposed spaces for the apartments were located in proximity to the south of block, with 2 spaces for disabled users proposed to serve the apartments (5% of total parking provision). All of the proposed spaces were to have electric vehicle charging points. The level of parking provision was considered to be appropriate to the scale, location and nature of the development. The approved details also indicated the provision 200% cycle storage for the proposed dwellings in the form of secure storage in the rear garden areas. The development also included the provision of a secure communal cycle store within the grounds of the apartment block. This level of car parking, cycle parking and electric vehicle charging points was considered to be acceptable for the proposed development in this location, and this aspect of the scheme was conditioned. No changes are proposed in connection with this aspect of the approved scheme.

Furthermore, a number of measures to encourage travel to and from the site by sustainable modes were contained within the site Interim Travel Plan, which were secured by condition, together with a condition relating to all highways works (including any off site works), which has subsequently been discharged.

Heritage Impacts

The proposed development site contains no heritage assets and is not located within a Conservation Area. It is, however, in close proximity to Victoria Park Conservation Area, which lies to the north west of the site. There are three listed buildings in the Conservation Area - Newbury House, Summerville House, and Addison Terrace. During the determination of the

previously approved scheme it was considered that the development would not adversely impact on the setting of these Grade II listed buildings on Daisy Bank Road, as the closest (Summerville House) is approximately 190.7m to the west of the site, and is not in a direct line of sight with the proposed development. The proposed changes being sought would not give rise to visual impacts which would adversely affect the listed buildings or conservation area.

Landscaping/ Trees/ Ecology/Biodiversity

Other than the associated reduction on the rear garden area to plot no. 63 no changes are proposed in association to the landscaping scheme forming part of the previous approval. Observations from the arboriculturist that the amendments to the application are not relevant to their department have been noted, together with their reiterated concerns over the impact on the retained trees on this site due to the inevitable damage to the rooting areas and the constraints of the building lines and landscape requirements. This matter was considered as part of the previous approval, and appropriate conditions were attached to that consent. The condition related to the protection of the retained trees is recommended to be re-attached to any approval.

Noise/ Overheating

The previously approved scheme was accompanied by a noise assessment, which was dominated by road traffic and infrequent aircraft passing over the site, with some local construction noise, assesses the effects of noise across the site. The Noise Assessment demonstrated that appropriate target internal noise levels were achievable using conventional mitigation measures. Mitigation advice, including the use of suitably specified glazing and acoustically attenuated ventilation, were recommended to reduce to a minimum the adverse impact on health and quality of life arising from environmental noise.

Observations from Environmental Health in regard to requirements for further assessment regarding overheating for windows where windows are closed, but ventilators or MVHR systems to meet Part F minimum ventilation requirements are operational, together with further data and information regarding how the LA90 was calculated, were noted. It was therefore recommended that a condition relating to acoustic insulation, and the potential for overheating to be assessed, and that the noise insulation scheme take this into account is attached to any approval, so that the finalised specifications of the mitigation measures can be fully considered. This condition has subsequently been discharged. Furthermore, a condition requiring a verification report is submitted upon completion of the development and before first occupation of the residential units, to validate that the work undertaken conforms to the recommendations and requirements in the approved report was attached to the consent. As a verification report has not been submitted a condition related to the requirement of this to be submitted is recommended to be attached to any approval.

Daylight and Sunlight

A Daylight and Sunlight Assessment accompanied the previously approved scheme for this application. The assessment concluded that 100% of the surrounding properties would fully accord with the BRE guidelines with regard to VSC Daylight, NSL Daylight and APSh Sunlight. Overshadowing analysis was also undertaken as part of this assessment to the rear gardens serving the surrounding residential properties. This analysis indicates that 7/7 (100%) of gardens assessed would continue to receive levels of sunlight with the proposed development in place in full accordance with the BRE Guidance. It is acknowledged that the proposed rearward extension increasing by a depth of 1.45m would have the potential, to lead to overshadowing, however due to these works lying to the north of the host property and adjacent dwellings, impacts in relation to residential amenity due to overshadowing to the neighbouring properties is not considered to be so significant as to warrant the refusal of permission.

Flood Risk / Surface Water Drainage

The proposed development is located in Flood Zone 1 (area at low risk of flooding) , i.e. land defined as having an annual probability of flooding less than 0.1% (1 in 1000 years). The development would be classed as 'More Vulnerable' under the NPPF vulnerability classification due to the residential nature of the proposed development. The NPPF does not require that the Sequential Test be applied to development proposals in Flood Zone 1. The Flood Risk Assessment and outline drainage strategy accompanying the previously approved scheme states that the development would not result in a reduction in flood plain storage compared to the existing situation, and in considering the potential drainage options for the site at present it was assumed that surface water runoff arising from the development would discharge into the existing combined sewer to the west of the site.

The revision sought would marginally increase the proportion of the site covered by impermeable surfaces and would therefore generate more runoff. Attenuation measures were required in connection with the previously approved scheme, as an allowance for climate change, and due to the minor change sought, the attenuation measures proposed should be able to accommodate any run off due the slight increase in hard surfaced area, as a result of the enlarged floorplate.

The Flood Risk Assessment and outline drainage strategy accompanying the previously approved scheme also recommended that the minimum finished floor levels for the development should be set at a nominal height above the proposed ground levels to allow for overland flow during exceedance flows from an extreme event or a drainage failure. In view of the mitigation measures indicated as being required in the assessment and the comments from Flood Risk Management officers, and United Utilities in regard to the previous scheme it was recommended that conditions relating to the details of surface water drainage and that the system that was put in place is managed and maintained thereafter are attached to any approval. This condition has subsequently been discharged.

Sustainability and Energy Efficiency

The previous scheme was accompanied by an Environmental Standards Statement which advises that to meet the challenging demands associated with sustainable development an approach utilising a number of measures including "fabric first" and renewable energy options was considered the most effective and efficient way of delivering an energy saving development that can meet housing needs and reduce CO2 emissions during the life cycle of each dwelling.

In regard to the proposed apartment block , a fabric first approach , together with the use of electric panel heaters (with App Control Functionality) and a KERS indoor heat pump, which is a combined hot water, heat recovery and MEV system with storage cylinder, which converts waste heat energy from bathrooms and kitchens to low cost, renewable hot water were proposed . In relation to the proposed dwellinghouses a fabric first approach , together with the use of electric panel heaters and a KERS indoor heat pump, with electricity demands off set with the use of solar photovoltaics was proposed

All proposed solutions identified exceeded the minimum betterment of a 15% over Part L 2010, thereby according with policy EN6. No changes are proposed to this aspect of the approved development.

Designing out Crime

No changes are proposed to this aspect of the approved scheme. As the secure by design condition has yet to be discharged, it is recommended that this be attached to any approval .

Refuse Storage

The revision is limited to the location within the rear garden of plot no. 63. Where the bins to serve the property would be sited. The location has been revised from the rear to the side garden. No other changes are proposed to this aspect of the approved scheme. As the refuse storage arrangements condition was discharged, the proposed amendment needs to reference the revised plan for the arrangements in regards to plot no.63 .

Air Quality

This site is not located in a City Council designated Air Quality Management area (AQMA). The previously approved scheme was accompanied by an Air Quality Assessment which considered the potential impacts to air quality. This recommended measures for inclusion in a Dust Management Plan to minimise emissions during construction activities, and that with the implementation of these mitigation measures, the impact of construction phase dust emissions was considered to be 'not significant' in accordance with relevant guidance. Such measures were to form part of an agreed construction management plan that would be subject to a condition of the planning approval. It was considered that the impacts on air quality during construction would be temporary and predictable and could be appropriately mitigated through the measures identified above.

No changes are proposed to this aspect of the approved scheme. As the finalised details of the location and type of electric chargers have not been provided for consideration, this condition has yet to be discharged, and it is therefore recommended that this be attached to any approval.

Broadband/ Television and Radio Reception

The proposed changes would not impact on these elements of the approved scheme.

Archaeology

The proposed changes would not impact on these elements of the approved scheme. As the archaeology condition has yet to be fully discharged, it is recommended that this be attached to any approval, but also reflecting the elements in regard to points 1 and 2 which have been satisfactorily actioned.

Permitted Development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable. In order to protect the nature of the accommodation being proposed it is considered there is a case for ensuring the dwellings are not converted into multiple occupation without proper consideration. The previously approved scheme was approved, subject to a condition which clearly defined the approved residential units under the C3(a) use and to remove the permitted development rights that would normally allow the change of use of a property to a House of Multiple Occupation (HMO) without the requirement for formal planning permission. Furthermore, it was considered that there was a case for ensuring that apartments hereby approved shall be used only as private dwellings and not as 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). An appropriate condition was therefore proposed. These conditions are proposed to be attached to any approval.

Inclusive Access

No changes are proposed to this aspect of the approved scheme.

Boundary treatment

No changes are proposed to this aspect of the approved scheme.

Local Labour and jobs

No changes are proposed to this aspect of the approved scheme.

Legal Agreement

No changes are proposed to this aspect of the approved scheme.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. Matters were raised in relation to the rearward projection of the proposed floorplate and associated mass of the resultant dwelling, and revised plans have been received which address this issue. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

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

Location Plan ref: A662-P-001 A;

Existing Elevations plan ref: A662-P-016;

Maintenance block plan ref: A662-P-103;

Street Elevations plan ref: A662-P-110 A;

Street Elevations plan ref: A662-P-111 A;
House type 6 A elevation ref: A662-P-168A;
House type 6A section ref: A662-P-175;
Block 1 roof plan ref: A662-P-202A;
Block 1 Elevations plan ref: A662-P-210C;
Block 1 Sections plan ref:A662-P-220B;
Blocks 2 , 5 and 76 elevations plan ref: A662-P-310A;
Block 3 elevation plan ref: A662-P-410;
Block 4 elevation plan ref: A662-P-510;
Block 4 elevation plan ref: A662-P-610;
Block 8 elevation plan ref: A662-P-810;
House type 4A Envelope Section Detail plan ref: A662-P- 901;
Design and Access Statement dated October 2022;
Air Quality Assessment dated October 2022 ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA;
Floor Areas Schedule ref: A662-P- 901 rev.E;
Broadband Connectivity Assessment Issue 1.2 20.12.2022;
Construction Methodology and Management Strategy dated October 2022;
Crime Impact Statement Version ref.2022/0422/CIS/01, Version B dated 25.10.22;
Environmental Standards Statement ref: 2482-CWC-XX-XX-RP-002 dated 22.10.2022;
Fire Statement ref: MA22098 dated 13.10.2022;
Copy of Public Consultation invitation;
Lighting Impact Assessment ref: PPC-BWB-00-XX-RP-E-0001_LIA dated October 2022;
Local Labour Agreement dated 31.10.22;
Demolition Method Statement /Risk Assessment ref: A2466 dated 31.08.2022;
Outline Fire Safety Strategy rev.02 dated 16.12.2022;
Television and Radio Reception Impact Assessment version 1.2;
Utility Planning Statement ref: 2482-CWC-XX-XX-RP-ME-0001 dated 30th September 2022;
Topographical Survey plan ref: A6622-P-003;
Preliminary Ecological Assessment and Preliminary Roost Assessment Issue 2 23.09.2022;
Archaeological Desk Based Assessment ref: SA/2022/102 Version 1 dated September 2022
Phase 1: Preliminary Risk Assessment ref: CL-602-LKC 21 1679-01 dated August 2022;
Phase 2 Geo-environmental Investigation , Risk Assessment and remediation strategy ref: CL-602-LKC 21 1679-02 dated September 2022;
Received 23rd December 2023

Agent email 6th December 2022 regarding viability ;
Agent email 6th January 2023 regarding viability ;
Flood Risk Assessment and Outline Drainage Strategy ref: FRA 22 1121 v3 dated January 2023 received 19th January 2023;
Viability Assessment Dated December 2022 received 2nd March 2023

Stage 1 Road Safety Audit Response Report Ref: 82328-CUR-XX-XX-T-TP-00004 Revision: P02 Issue Date: 27 February 2023 received 21st February 2023.

Daylight and Sunlight report ref: 2220 dated 09 March 2023;
received 15th March 2023

Access; House Type 6A Plan (A662_P_156C); Block 1 Plans (A662_P_200F); Block 1 Plans (A662_P_201F); Block 2, 5 and 7 Plans (A662_P_300B); Block 3 Plans (A662_P_400B); Block 4 Plans (A662_P_500B); Block 6 Plans (A662_P_600B); Block 8 Plans (A662_P_800B);
Received 11th April 2023;

LA90 dated received 11th April 2023;

Access plan ref: A 662 -P- 102 rev.B; received 18th April 2023;

Letter from Arcon Housing Association regarding affordable housing dated 22nd May 2023.

Viability Assessment review received 23rd May 2023.

Victoria Park Environmental Standards Statement Ref: 2482-CWC-XX-XX-RP-0002 dated 31.05.2023;

Noise Impact Assessment report ref: 30113/NIA1 rev.2 dated 1 June 2023;

Block plan ref: A 662 -P- 002 rev.H;

Servicing plan ref: A 662 -P- 101 rev.D;

Arboricultural Impact Assessment and Method Statement revision D Ref: MG/6765/AIA&AMS/REVD;'

Tree protection plan (sheet 1 of 2) - Demolition Phase 6785 .04 rev.D;

Tree protection plan (sheet 2 of 2) - Construction Phase 6785 .05 rev.D;

Landscaping Plan ref: 6765.03 rev.D;

Transport Statement ref : 82328-CUR-XX-XX-T-TP-00001 Revision: P07 Issue Date: 05 June 2023;

Interim Travel Plan ref: 82328-CUR-XX-XX-T-TP-00002 Revision: P06 Issue Date: 05 June 2023;

received 2nd June 2023

External Works Details (wall and railing design and railing above plinth boundary treatment) plan ref: A662-P-920;

External Works plan ref: A 662 -P- 105 rev.F;

Site Plan ref: A 662 -P- 100 rev.V received 22nd June 2023

As revised by plan refs:

External Lighting Plan 2482-CWC-XX-00-DR-E-6301 T3

Site Plan ref: A 662 -P- 100 rev.X

Block plan ref: A 662 -P- 002 rev.K

Email from Bell Munro dated 23rd November 2023 confirming no impacts of revisions in regard to surface water drainage.

Received 15th December 2023

AS FURTHER REVISED by plan refs:

Block plan ref: A62_P_002 rev.M

Site Plan ref: A 662 -P- 100 rev.Z

Servicing plan ref: A 662 -P- 101 rev.F;

Access plan ref: A 662 -P- 102 rev.D;

House Type 6A Plan ref: A662_P_156 rev.G

House type 6 A elevation ref: A662-P-168 rev. B;

House type 6A section ref: A662-P-175 rev.B;

Received 26th April 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).

2. a) The development shall be implemented in accordance with the Traffic Management Plan (ref: 30/10/2023) in connection with partial closure of Laidon Road during development have been prepared by Woodall Contracting Ltd received 2nd November 2023 , and Health and Safety Construction Phase Plan rev.B (dated 23rd January 2024) received 23rd January 2024.

b) The development shall be implemented in accordance with the measures in the Construction and Environmental Management Plan dated April 2024 received on 23rd May 2024.

Enabling works and development shall be carried out in accordance with the approved construction management plans.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

3. Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4. The development shall be implemented in accordance with the highway works shown on plan refs: Section 38/278 General Arrangement and Surfacing plan ref: J7986/HW03 rev.B
-Section 38/278 Kerbing and Adoptable Highway Drainage plan ref: J7986/HW04 rev.A
-Section 38/278 Proposed Highways Long Sections plan ref: J7986/HW07 rev.A
-Section 38/278 Highway Adoption and Legal Plan ref: J7986/HW09 rev.A,
together with the delivery sequence as set out in letter dated 11th April 2024 from the planning agent, and all the agreed works shall be completed prior to the first dwelling unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

5. The car parking indicated on the approved plans for the dwellings (including apartments), shall be surfaced, demarcated and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

6. Prior to above ground works commencing for the development, finalised detailed elevational designs of the proposed cycle stores for the dwellinghouses and the apartments, and provision for the apartments in block 4 shall be submitted to and approved in writing by the City Council as local planning authority. The cycle stores shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being brought into use, and be retained thereafter.

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 Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

7. a) Before the development hereby approved is first occupied, a Full Travel Plan 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 attending or employed in 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

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised 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 for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

8. a) Prior to above ground works, a scheme for electric vehicle charging and any other considerations shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

9 a) Notwithstanding the depth of fill to the garden areas of apartment block referenced in Phase 1: Preliminary Risk Assessment ref: CL-602-LKC 21 1679-01 dated August 2022; and Phase 2 Geo-environmental Investigation, Risk Assessment and remediation strategy ref: CL-602-LKC 21 1679-02 dated September 2022; finalised details of the depth and type of materials of fill to the garden areas of apartment block, appropriate to enable planting of hedging, trees and shrubs, shall be submitted to and approved in writing by the City Council as local planning authority prior to above ground works. The development shall be implemented in accordance with the approved scheme.

b) Prior to above ground works, details of gas mitigation measures and the plots where these measures would be incorporated, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved scheme.

c) 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 (2012).

10. a) The development shall be implemented in accordance with measures within the Noise Insulation Scheme Report (ref: 22092-RP-1-R1) by Jameson Acoustics 2nd November 2023 and Email from Jameson Acoustics to the applicant dated 12th December 2023.

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 of the Manchester Core Strategy (2012).

11. a) The development shall be implemented in accordance with the Waste Management Strategy received on 23rd December 2022 Servicing plan ref: A 662 -P- 101 rev.F. and Site Plan ref: A 662 -P- 100 rev. Z received 26th April 2024.

The servicing plan shall remain in situ whilst the dwellings and apartments are occupied.

b) Finalised details of the design of the bin stores 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.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

12a) 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, in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Manchester Core Strategy (2012).

13. The development shall only be carried out in accordance with sections 3 and 4 in the Crime Impact Statement Version ref.2022/0422/CIS/01, Version B dated 25.10.22, and the agreed measures shall be retained and maintained thereafter. 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 for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

14. The development shall be implemented in accordance with measures in the plans and documentation referenced below:

- SuDs Maintenance Plan (ref: J7986 10/23)
- North Site Main Drainage Layout (ref: J7986 D02 Rev A)
- North Site Drainage Details Sheet 1 of 2 (ref: J7986 D04)
- North Site Drainage Details Sheet 2 of 2 (ref: J7986 D05)

Received 2nd November 2023

- Flood Risk Assessment and Outline Drainage Strategy (ref: FRA 22 1121 rev. R4) dated January 2024
- South Site Main Drainage Layout (ref: J7986 D01 Rev |C)
- Hydraulic Calculations rev. A - January 2023 (updated for 45% climate change)

Received 10th January 2024

As updated by additional drainage information received 31.01.2024

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

15. 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:

- Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;
- As built construction drawings if different from design construction drawings;
- 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.
- Management and maintenance plan for the culverted ordinary watercourses which shall include confirmation of responsible party.
- Evidence of post-installation survey and post-piling survey to confirm culvert integrity.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

16. The development shall be implemented in accordance the Written Scheme of Investigation for an archaeological evaluation (ref: September 2023 v1.0) received 2nd November 2023. The matters set out in the points below shall be submitted to and approved in with by the City Council as local planning authority, and the development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being brought into use.

- Deposition of the final report with the Greater Manchester Historic Environment Record.
- Dissemination of the results of the archaeological investigations commensurate with their significance.
- Provision for archive deposition of the report and records of the site investigation.
- Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason- In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, and pursuant to policies EN3 and DM1 of the Manchester Core Strategy (2012).

17. The development shall be implemented in accordance with the Lighting Impact Assessment ref: PPC-BWB-00-XX-RP-E-0001_LIA dated October 2022 as revised by External Lighting Plan 2482-CWC-XX-00-DR-E-6301 T3 received on 15th December 2023.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works and would not adversely impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

18. If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the lighting units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

19. The shower room windows in the western and eastern elevations of the apartment block on plan refs: A662-P-103, Block 1 A662-P- 200F, and Block 1 Plans A662_P_201F, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

20. The windows at first floor level in the rear (eastern) elevation of Block 8 on plan refs: A662-P-800 B, and Block 8 A662-P- 810, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

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

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

21. The development hereby permitted shall not be occupied until the bat and bird boxes have been installed accordance with details shown on the submitted plan Landscape Proposals (Drawing number 6765.03 Rev D). The biodiversity enhancement measures shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

23. a)The landscaping scheme for the development shall be implemented in accordance with Landscape Proposals ref: 6765.03 rev.D and the External Works plan ref: A 662 -P- 105 rev.F received 22nd June 2023.

b)The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 (2012).

24. In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans Tree protection plan (sheet 1 of 2) – Demolition Phase 6785 .04 rev.D ;Tree protection plan (sheet 2 of 2) – Construction Phase 6785 .05 rev.D received 2nd June 2023, specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.

(a) Finalised details of how the foundations will be constructed to prevent damage or loss to the retained trees and their root systems in proximity to the apartment block, block 8 terrace of houses and the detached house adjacent to no.14 Merwood Road . shall be submitted to and approved in writing prior to the implementation of the foundations to those dwellings . The development shall be implemented in accordance with the approved scheme.
(b) A tree consultant must be present during excavations of the foundations to supervise and ensure the roots are protected. The development shall be carried out in accordance with the

agreed method statement. All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

(c) 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) .

(d) 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.

(e) 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 (2012).

25. a) The development shall be implemented in full accordance with the measures set out in Chapter 9 of the Victoria Park Environmental Standards Statement Ref: 2482-CWC-XX-XX-RP-0002 dated 31.05.2023 received 2nd June 2023.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

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

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to

that Class in any statutory instrument revoking and reenacting that Order with or without modification) other than the purpose(s) of Class C3(a). For the avoidance of doubt, this does not preclude two unrelated people (who are not part of a single household or otherwise) sharing a property.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

28. 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, extensions, porches, roof alterations or outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

30. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

31. a) The wall and railing boundary treatment to the Daisy Bank Road frontage, and the railing above plinth design treatment to the front garden of Block nos . 5,6, 7 and 8, shall be implemented in accordance with External Works details plan ref: A662-P-920 . Finalised details of the railings shall be submitted approved in writing by the City Council as local planning authority, prior to implementation.

b) Notwithstanding the boundary treatment details annotated on the External Works plan ref: A 662 -P- 105 rev.F received 22nd June 2023, ; finalised details of the boundary treatment to rear gardens and the eastern and southern boundary of the site , including finalised location and elevational designs shall be submitted approved in writing by the City Council as local planning authority, prior to implementation.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

32. a) Prior to above ground works, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1. The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

10 Ayton Grove, Manchester, M14 5GD
11 Ayton Grove, Manchester, M14 5GD
Flat 4, 6 Argyle Avenue, Manchester, M14 5PX
2 Curzon Avenue, Manchester, M14 5PU
Flat 5, Marillac House, Laidon Road, Manchester, M14 5YJ
Flat 2, 41 Daisy Bank Road, Manchester, M14 5QW
Flat 2, 43 Daisy Bank Road, Manchester, M14 5QW
Flat 3, 43 Daisy Bank Road, Manchester, M14 5QW
Flat 2, 45 Daisy Bank Road, Manchester, M14 5QW
35 Daisy Bank Road, Manchester, M14 5GP
2 Kedleston Avenue, Manchester, M14 5PT
Flat 1, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
Flat 2, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
Flat 18, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 8, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 1, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 25, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 2, 52 Daisy Bank Road, Manchester, M14 5QP
62A Daisy Bank Road, Manchester, M14 5QP
62 Daisy Bank Road, Manchester, M14 5QP
66 Daisy Bank Road, Manchester, M14 5QP
9 Ayton Grove, Manchester, M14 5GD
6 Argyle Avenue, Manchester, M14 5PX
Flat 1, 9 Curzon Avenue, Manchester, M14 5PU
Flat 2, 6 Curzon Avenue, Manchester, M14 5PU
Flat 3, Cypress House, Laidon Road, Manchester, M14 5YJ
Flat 3, 1 Curzon Avenue, Manchester, M14 5PU
Flat 1, 1 Curzon Avenue, Manchester, M14 5PU
Flat 10, Marillac House, Laidon Road, Manchester, M14 5YJ
Flat 1, Marillac House, Laidon Road, Manchester, M14 5YJ
Flat 7, Marillac House, Laidon Road, Manchester, M14 5YJ
Flat 9, Marillac House, Laidon Road, Manchester, M14 5YJ
8 Kedleston Avenue, Manchester, M14 5PT
Flat 5, 45 Daisy Bank Road, Manchester, M14 5QW
Flat 3, 47 Daisy Bank Road, Manchester, M14 5QW
11 Fenella Street, Manchester, M13 0DT
1 Merwood Grove, Manchester, M14 5GE
14 Merwood Grove, Manchester, M14 5GE
Flat 15, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 21, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 19, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 7, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 4, 52 Daisy Bank Road, Manchester, M14 5QP
58 Daisy Bank Road, Manchester, M14 5QP
60 Daisy Bank Road, Manchester, M14 5QP

16 Holbeck Grove, Manchester, M14 5GA
Flat 6, 6 Argyle Avenue, Manchester, M14 5PX
Flat 1, 8 Argyle Avenue, Manchester, M14 5PX
10 Argyle Avenue, Manchester, M14 5PX
Flat 3, 6 Curzon Avenue, Manchester, M14 5PU
4 Curzon Avenue, Manchester, M14 5PU
Flat 1, 47 Daisy Bank Road, Manchester, M14 5QW
Flat 5, 47 Daisy Bank Road, Manchester, M14 5QW
Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
6 Kedleston Avenue, Manchester, M14 5PT
Flat 7, 45 Daisy Bank Road, Manchester, M14 5QW
Flat 1, 45 Daisy Bank Road, Manchester, M14 5QW
6 Merwood Grove, Manchester, M14 5GE
5 Merwood Grove, Manchester, M14 5GE
39 Daisy Bank Road, Manchester, M14 5GP
Flat 6, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
Flat 8, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
Flat 23, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 8, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 3, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 1, 52 Daisy Bank Road, Manchester, M14 5QP
12 Holbeck Grove, Manchester, M14 5GA
16 Ayton Grove, Manchester, M14 5GD
Flat 3, Cedar House, Laindon Road, Manchester, M14 5YJ
Flat 4, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 6, Cypress House, Laindon Road, Manchester, M14 5YJ
Flat 3, 5 Curzon Avenue, Manchester, M14 5PU
Flat 2, 7 Curzon Avenue, Manchester, M14 5PU
Flat 2, 5 Curzon Avenue, Manchester, M14 5PU
Flat 3, 7 Curzon Avenue, Manchester, M14 5PU
8 Curzon Avenue, Manchester, M14 5PU
9 Curzon Avenue, Manchester, M14 5PU
Flat 2, 47 Daisy Bank Road, Manchester, M14 5QW
47 Daisy Bank Road, Manchester, M14 5QW
Flat 5, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
5 Kedleston Avenue, Manchester, M14 5PT
Flat 8, 45 Daisy Bank Road, Manchester, M14 5QW
Room 10 Floor 1, Methodist International House, 68 Daisy Bank Road, Manchester, M14 5QP
Room 8 Floor G, Methodist International House, 68 Daisy Bank Road, Manchester, M14 5QP
11A Fenella Street, Manchester, M13 0DT
33 Daisy Bank Road, Manchester, M14 5GP
3 Merwood Grove, Manchester, M14 5GE
1 Kedleston Avenue, Manchester, M14 5PT
Flat 11, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 24, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 10, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 5, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 7, 52 Daisy Bank Road, Manchester, M14 5QP
13 Ayton Grove, Manchester, M14 5GD
Flat 1, Cedar House, Laindon Road, Manchester, M14 5YJ
Flat 7, 6 Argyle Avenue, Manchester, M14 5PX
Flat 3, 6 Argyle Avenue, Manchester, M14 5PX
Flat 12, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 5, Cypress House, Laindon Road, Manchester, M14 5YJ

Flat 1, 5 Curzon Avenue, Manchester, M14 5PU
Flat 6, 47 Daisy Bank Road, Manchester, M14 5QW
Flat 1, 43 Daisy Bank Road, Manchester, M14 5QW
Methodist International House, 68 Daisy Bank Road, Manchester, M14 5QP
Assistant Wardens Flat, Methodist International House, 68 Daisy Bank Road, Manchester, M14 5QP
12 Merwood Grove, Manchester, M14 5GE
7 Merwood Grove, Manchester, M14 5GE
St Josephs RC Primary School, Richmond Grove, Manchester, M13 0BT
Flat C, 11 Fenella Street, Manchester, M13 0DT
Flat 20, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 6, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 22, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 3, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 6, 52 Daisy Bank Road, Manchester, M14 5QP
56 Daisy Bank Road, Manchester, M14 5QP
Flat 1, 56 Daisy Bank Road, Manchester, M14 5QP
14 Holbeck Grove, Manchester, M14 5GA
15 Ayton Grove, Manchester, M14 5GD
Flat 5, Cedar House, Laindon Road, Manchester, M14 5YJ
Flat 6, Cedar House, Laindon Road, Manchester, M14 5YJ
11 Curzon Avenue, Manchester, M14 5PU
Flat 2, Cypress House, Laindon Road, Manchester, M14 5YJ
Flat 1, Cypress House, Laindon Road, Manchester, M14 5YJ
1 Curzon Avenue, Manchester, M14 5PU
Flat 2, 1 Curzon Avenue, Manchester, M14 5PU
Flat 2, 9 Curzon Avenue, Manchester, M14 5PU
7 Kedleston Avenue, Manchester, M14 5PT
70 Daisy Bank Road, Manchester, M14 5QN
Flat 7, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
Flat 4, 43 Daisy Bank Road, Manchester, M14 5QW
Flat 3, 45 Daisy Bank Road, Manchester, M14 5QW
Flat 4, 45 Daisy Bank Road, Manchester, M14 5QW
10 Kedleston Avenue, Manchester, M14 5PT
Wardens Flat, Methodist International House, 68 Daisy Bank Road, Manchester, M14 5QP
10 Merwood Grove, Manchester, M14 5GE
Flat 4, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
11B Fenella Street, Manchester, M13 0DT
Flat 16, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 17, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 13, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 12, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 4, 56 Daisy Bank Road, Manchester, M14 5QP
66A Daisy Bank Road, Manchester, M14 5QP
12 Ayton Grove, Manchester, M14 5GD
14 Ayton Grove, Manchester, M14 5GD
Flat 2, Cedar House, Laindon Road, Manchester, M14 5YJ
Flat 2, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 6, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 13, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 3, Marillac House, Laindon Road, Manchester, M14 5YJ
10 Holbeck Grove, Manchester, M14 5GA
Flat 1, 6 Curzon Avenue, Manchester, M14 5PU
Cypress House, Laindon Road, Manchester, M14 5YJ

Flat 8, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 3, 9 Curzon Avenue, Manchester, M14 5PU
4 Kedleston Avenue, Manchester, M14 5PT
3 Kedleston Avenue, Manchester, M14 5PT
Flat 3, 41 Daisy Bank Road, Manchester, M14 5QW
43 Daisy Bank Road, Manchester, M14 5QW
Flat 4, 47 Daisy Bank Road, Manchester, M14 5QW
Flat 4, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 12, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 5, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 11, 52 Daisy Bank Road, Manchester, M14 5QP
Flat 2, 56 Daisy Bank Road, Manchester, M14 5QP
Flat 4, Cedar House, Laindon Road, Manchester, M14 5YJ
Flat 1, 6 Argyle Avenue, Manchester, M14 5PX
Flat 2, 8 Argyle Avenue, Manchester, M14 5PX
Flat 11, Marillac House, Laindon Road, Manchester, M14 5YJ
Flat 4, Cypress House, Laindon Road, Manchester, M14 5YJ
Flat 1, 7 Curzon Avenue, Manchester, M14 5PU
3 Curzon Avenue, Manchester, M14 5PU
Flat 4, 41 Daisy Bank Road, Manchester, M14 5QW
Flat 1, 41 Daisy Bank Road, Manchester, M14 5QW
Flat 6, 45 Daisy Bank Road, Manchester, M14 5QW
4 Merwood Grove, Manchester, M14 5GE
8 Merwood Grove, Manchester, M14 5GE
37 Daisy Bank Road, Manchester, M14 5GP
Flat 3, Parkwood, 39A Daisy Bank Road, Manchester, M14 5GP
Flat 10, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 2, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 9, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 14, Reynard Court, 21 - 27 Foxbank Street, Manchester, M13 0DJ
Flat 9, 52 Daisy Bank Road, Manchester, M14 5QP
54 Daisy Bank Road, Manchester, M14 5QP
Flat 3, 56 Daisy Bank Road, Manchester, M14 5QP
64 Daisy Bank Road, Manchester, M14 5QP

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA