

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136127/JO/2023

Date registered valid: 2 February 2023

Proposal: Variation of condition no. 2 (approved drawings), attached to planning permission 134207/FO/2022, to allow for amendments to the acoustic boundary treatment along the northern boundary

Address: Yew Tree Manor, Yewtree Lane, Manchester, M23 0EA

Ward(s): Northenden Ward

Applicant: Liberty Care Development Limited

Agent (if any): Rhian Smith, Avison Young

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20.11.2023

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 28.02.2023 and 26.07.2023 in connection with original application

Standard consultations:

Printed: 16 February 2023 Expired: 9 March 2023

Neighbour notifications

Printed: 16 February 2023 Expired: 9 March 2023

Site notice

Posted: 28.02.2023 Expired: 21.03.2023

Press advert

Published: 28 February 2023 Expired: 21 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within a residential area to the south of the M60 Ring Road and to the west of Princess Road/M56. The former Manchester College site on Sale Road is located approximately 150m to the south. Residential accommodation in the area is predominantly 2 storeys in height and constructed post war as part of the southern expansion of the city in Wythenshawe. A recent redevelopment of the former MCC Yard and Cringlewood Social Club car park for 14 no. two storey dwellinghouses bounds the site to the west, whilst to the east on the opposite side of Willenhall Road is an incidental open space with residential properties set around. To the rear (both of the site) are further two storey residential properties on Barry Road which have rear gardens that bound the application site.

The application site consists of an existing nursing and residential care home. The original core of Yew Tree House is a double-fronted, three bay, two storey house. The central bay contains a doorway with a fanlight and a window above at first floor. It is flanked on either side by double height canted bays. The building is brick and has been painted white, with lintel and cill details picked out in black paint. The later extensions sit to the east, west and north of the property. The Yew Tree Lane elevations are also white with black details. The original core building on the site appears to be shown on historic mapping from at least 1882.

Description of development

Planning approval reference 134207/FO/2022 was granted in October 2022 for the demolition of the existing buildings on the site and its redevelopment for the erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure. The proposed care home would provide high quality, 24 hour care for elderly people with a range of complex needs.

The current application seeks a variation to that approval to allow for amendments to the acoustic boundary treatment along the northern boundary which would result in the acoustic fence to meet noise requirements being altered from a 2.1m high fence to a 2.1m high fence with a 750mm cantilever angled at 45 degrees. The amendments require an alteration to condition 2 to allow for the change in the approved drawings to reflect this amendment.

Planning History

030512 - Two storey extension to existing home to form additional bedrooms, toilets, bathrooms and lift - Approved 12/02/1988

035588 - Two storey extension to residential home to form nursing unit for 18 residents - Refused 10/05/1990

039016 - 2 storey extension to nursing home - Approved 24/10/1991

134207/FO/2022 - Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building - Approved 13.10.2022

Consultations & Notification Responses

Neighbouring properties were notified of the application and a site notice and advertisement placed in the Manchester Evening News, no responses were received.

MCC Environmental Health - Have no objection to the above variation to the fencing surrounding the ASHP as it has been designed to ensure the MCC noise criteria will be met.

Issues

Policy

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in September 2023. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 92). The development would be beneficial to the well-being of potential residents accessing the provided residential care and support.

Chapter 16: 'Conserving and enhancing the historic environment' sets out how local planning authority's should consider designated and non-designated heritage assets. The following paragraphs are of importance in considering the current proposals.

Para 130 - Developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, sympathetic to local character and history and establish or maintain a strong sense of place.

Para 134 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Para 152 - The planning system should encourage the reuse of existing resources, including the conversion of existing buildings.

Para 189 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 196 - Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state should not be taken into account in any decision.

Para 197 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.

Para 203 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

Para 206 - LPA's should look for new development to preserve or enhance significance of heritage assets.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following Core Strategy policies are relevant to the development:

Policy SP 1 (Spatial Principles)

Policy EN1 - Design Principles

Policy EN3 - Heritage

Policy EN 14 (Flood Risk)

Policy EN19 (Waste)

Policy H 10 (Housing for people with additional support needs)

The SHNG has confirmed its support for the development. It is therefore considered that the development would comply with policy H10.

Policy T1 (Sustainable transport)

Policy T2 (Accessible areas of opportunity and need)

Policy DM1 (Development Management) -

Unitary Development Plan (UDP) saved policies -The following saved policies are relevant to the assessment of the development:

Policy DC2 (Rest Homes and Nursing Homes)

Policy DC26 (Development and noise)

Issues

Principle - The continued use of the site for the provision of care home provision within the City is accepted and the principle of the redevelopment of the site in the form proposed following demolition of the buildings on site has previously been accepted. There have been no significant alterations to the policy position since the granting of the original planning permission or the nature or context of the area to alter this view. In view of the proposed amendments to the boundary treatment to part of the northern side of the site further consideration is required on the residential amenity impacts of this amendment including noise implications together with impacts on the visual amenity of the area.

Residential Amenity - The original application was supported by a noise impact assessment which has been assessed by MCC Environmental Health at the time of consideration of the proposals. Conditions were recommended to ensure the predicted noise levels within the development meet the respective guideline levels. The applicant has indicated that as part of further design work amendments are required to the northern boundary to ensure that predicted noise levels are achieved. MCC Environmental Health support the proposed amendment in that it seeks to reduce and mitigate potential noise from external plant and equipment from the development. It is noted that a separate application has been submitted to discharge the associated condition on planning permission 134207/FO/2022 and that this has been accepted by MCC Environmental Health save for the validation testing and post completion report being provided at the appropriate time. As such it is considered that the proposals would assist to mitigate noise from external plant and equipment in order to achieve the respective criteria and acceptable noise levels to ensure that the development would not give rise to unacceptable impacts on residential amenity in relation to noise.

The alteration to a section of the fence is not considered to give rise to significant impacts in terms of loss of light or overshadowing of neighbouring properties and gardens. The property which shares the greatest length of altered fence at 15 Willenhall Road does have a garage along part of this boundary so impacts of the altered fence would be limited. The remainder of the amended fence would extend over a short distance to the rear of the properties on Barry Road, this short distance of fence is not considered to give rise to significantly different impacts than the approved 2.1m standard fence.

Visual Amenity - The proposed amendment to part of the northern edge of the boundary fence would extend to approximately 15 metres to the boundary with residential properties to the north. The proposed fence would have a similar height to that previously approved having a vertical height of 2.1m with the addition of section of fence that is set at a 45 degree angle projecting into the applicants site and having an overall height of 2.6m. This maximum height would be reached 50cm from the boundary with the neighbouring property.

It is not considered that this alteration would give rise to significant impacts on the visual amenity of the area. This would be a short section of fence and the timber finish would allow it to assimilate with the surrounding area and boundary treatments present in the area.

Other matters - Since original approval two applications have been submitted to discharge pre-commencement and other conditions and this is reflected in the conditions attached to this decision and includes: Construction Management Plan; Retained trees; Contaminated Land; Surface Water Drainage; Acoustic Insulation; External Plant and Equipment; Biodiversity Enhancements; Historic Building Record

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

The application has been determined in a positive and proactive manner. In this instance no significant issues have arisen.

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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission 134207/FO/2022 that date being 13th October 2022.

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

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

Landscape Layout reference 201 Rev C

As received by the City Council as local planning authority on the 11th October 2022

Proposed Site sections reference L0206-130 Rev B

Proposed site plan reference L0206-105 Rev C

As received by the City Council as local planning authority on the 7th October 2022

Ground floor plan reference L0206-111 Rev A
First floor plan reference L0206-112 Rev A
Second floor plan reference L0206-113 Rev A
Proposed elevations Sheet 1 reference L0206-120 Rev A
Proposed elevations Sheet 2 reference L0206-121 Rev A
Proposed elevations Sheet 3 reference L0206-122 Rev A
Recycle Store reference L0206-114 Rev A
All as received by the City Council as local planning authority on the 7th September 2022

Bat Emergence Survey prepared by Rachel Hacking Ecology September 2022
As received by the City Council as local planning authority on the 20th September 2022

Road Safety Audit Stage 1 reference Highway Associates 2022/CR/1667
As received by the City Council as local planning authority on the 23rd September 2022

Environmental Standards Statement prepared by BWB
Lighting Impact Assessment prepared by BWB
Crime Impact Statement prepared by GMP design for security reference 2022/0268/CIS/01 Rev A
As received by the City Council as local planning authority on the 8th July 2022

Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited
Local Labour Agreement Undertaking dated 23/06/2022
Site Waste Management Proforma ref PP-11332213 prepared by Cameron Rose Associates
Geo Environmental Investigation prepared by Earth Environmental and Geotechnical Report Ref: A4701/22/SI/V2 June 2022
Noise Impact Assessment ref 220454 prepared by BWB
Arboricultural Survey prepared by ACS Consulting dated June 2022
Extended Phase1 Habitat Survey and Daytime Bat Survey prepared by Rachel Hacking Ecology April 2022
Proposed basement plan L0206-110 As received by the City Council as local planning authority on the 29th June 2022

Boundary Treatment Plan reference L0206-106 Rev C and Landscape Layout reference 101 Rev E both as received by the City Council as local planning authority on the 2nd February 2023

The approved Drawings and Documents associated with Condition Discharge reference CDN/22/0923
The approved Drawings and Documents associated with Condition Discharge reference CDN/23/0159

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

3) The development shall be carried out in accordance with the approved Demolition and Construction Management Plan as received by the City Council as local planning authority on the 7th February 2023 under condition discharge request reference CDN/22/0923.

Reason - In the interests of residential amenity and highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (b) and (c) below

shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

a) The tree protection measures and method statement for works contained in the Arboricultural Method Statement prepared by ACS consulting (November 2022) received by the City Council as local planning authority on the 20th December 2022 under condition discharge application reference CDN/22/0923 shall be undertaken 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.

(b) 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)

(c) 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.

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 Core Strategy.

5) The development hereby approved shall be undertaken in accordance with the recommendations of the Geo Environmental Investigation report dated June 2022 and Remediation Strategy November 2022 both prepared by Earth Environmental and Geotechnical as received by the City Council as local planning authority on 20th December 2022 under condition discharge request reference CDN/22/0923.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

6) The development shall be undertaken in accordance with the surface water drainage scheme approved under condition discharge reference CDN/23/0159.

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 Core Strategy policies EN08, EN14 and EN17.

7) The scheme for acoustically insulating the proposed residential accommodation approved under condition discharge reference CDN/23/0159 shall be completed before any of the dwelling units are occupied.

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 saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

8) The landscaping scheme as set out on drawing references 101 Rev D and 201 Rev C shall be implemented not later than 12 months from the date the building is first occupied. If within a

period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) Prior to the development proceeding above damp proof course level, details of all materials to be used on the external surfaces of the development including boundary walls, together with window details, and hard landscaping materials 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 - In the interests of the amenity and character of the area where the development is located pursuant to policies SP1 and DM1 of the Core Strategy.

10) The development shall be carried out in accordance with the Biodiversity Enhancements as agreed under condition discharge request reference CDN/22/0923 including the additional details of bat and bird boxes to be installed as received on the 6th April 2023.

Reason - In the interests of ecology and biodiversity enhancement of the site following its redevelopment pursuant to policy EN15 of the Core Strategy.

11) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 in each phase 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 policy EN18 of the Core Strategy.

12) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Prior to commencement of the use hereby approved, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

13) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved Noise Impact Assessment prepared by

BWB Consulting ref 220454 as received by the City Council as local planning authority under condition discharge reference CDN/23/0159 on the 7th March 2023 and shall be implemented in full before the use commences.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

14) Prior to the first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development to acoustically insulate it conforms to the recommendations and requirements in the approved acoustic consultant's report agreed under condition 7 of this planning permission. 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 saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

15) Prior to the first occupation of the development a verification report will be required to validate that the work undertaken for the installation of the approved external lighting scheme throughout the development conforms to the recommendations and requirements in the Lighting Impact Assessment prepared by BWB. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

16) Prior to the first operation of the approved 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 in relation to externally mounted plant, equipment and servicing conforms to the recommendations and requirements in the approved acoustic report approved under condition 13 of this planning permission. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to saved Unitary Development Plan policy DC26 and Core Strategy policy DM1.

17) Prior to the first use of the development hereby approved, details of internal bin storage areas to be provided within the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall incorporate the agreed details together with the waste management strategy as received by the City Council as local planning authority on the 29th June 2022 together with drawing reference L0206-114 Rev A 'Recycle Store'; L0206-105 Rev B 'Proposed Site Plan', which shall remain in situ thereafter whilst the development is in use.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

18) Prior to the first use of the development hereby approved, full details of the amendments to the highway required to install the repositioned vehicle access on Yew Tree Lane including: details of tactile paving, closure of redundant vehicle accesses to Yew Tree Lane and Willenhall Road and making good to form footway , together with a timetable for the installation of the proposed works shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

19) Prior to the first occupation of the development hereby approved details of the implementation, maintenance and management of any sustainable drainage scheme agreed under condition 6 of this approval 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;
- 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.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies EN17 and EN18 of the Core Strategy

20) Prior to the first occupation of the development hereby approved a 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

Within six months of the first use of the development, 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. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

21) The cycle store indicated on the approved basement plan shall be installed prior to the first use of the development hereby approved and shall remain in situ whilst the development is in use.

Reason - To ensure adequate access to secure cycle parking facilities by occupiers of the development pursuant to policy T1 and DM1 of the adopted Core Strategy.

22) Prior to the first use of the development hereby approved, details of 4 no. electric vehicle charging points to be installed within the car park hereby approved 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 which shall be retained on site thereafter.

Reason - To promote sustainable development and in the interests of local air quality pursuant to policy EN16 of the Manchester Core Strategy (2012).

23) The car parking as indicated on the approved site layout drawing, shall be laid out and demarcated prior to the first occupation of the development hereby approved and shall be retained thereafter for sole use by the occupiers of the development.

Reason - To ensure that adequate car parking provision is available for the occupiers of the development pursuant to Core Strategy policy DM1.

24) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

25) The planning permission hereby granted relates to the use of the development as a residential care home (Class C2) only and for no other purpose.

26) Before first occupation a scheme for obscurely glazing the ground and first floor windows in the north and west elevations serving areas identified as 'seating areas' on the approved plans shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be subsequently installed prior occupation and shall remain so whilst the use is in operation.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

27) The approved Historic Environment Record prepared by Buttress dated January 2023 received by the City Council as local planning authority on the 7th March 2023 as agreed under condition discharge application reference CDN/23/0159 shall be deposited to the Greater Manchester Historic Environment Record prior to the first occupation of the hereby approved development.

Reason - In the interests of the historic interest of the buildings on site pursuant to policy EN3 of the Core Strategy and section 16 'Conserving and enhancing the historic environment' of the NPPF.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

11 Cherry Blossom Close, Manchester, M23 0GW
10 Cherry Blossom Close, Manchester, M23 0GW
54 Barry Road, Manchester, M23 0FA
Flat At, Beech House, Yewtree Lane, Manchester, M23 0EA
62 Barry Road, Manchester, M23 0FA
56 Barry Road, Manchester, M23 0FA
50 Barry Road, Manchester, M23 0FA
16 Willenhall Road, Manchester, M23 0DT
66 Barry Road, Manchester, M23 0FA
64 Barry Road, Manchester, M23 0FA
60 Barry Road, Manchester, M23 0FA
58 Barry Road, Manchester, M23 0FA
52 Barry Road, Manchester, M23 0FA
18 Willenhall Road, Manchester, M23 0DT
15 Willenhall Road, Manchester, M23 0DT
14 Willenhall Road, Manchester, M23 0DT
12 Willenhall Road, Manchester, M23 0DT

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
Area Team Boundary - Name: SOUTH AREA