

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138864/FO/2023

Date registered valid: 19 December 2023

Proposal: Erection of 2no. two storey dwellinghouses (Class C3) associated landscaping and car parking

Address: Land At The Corner Facing Faversham Street And Egbert Street

Ward(s): Moston Ward

Applicant: Sarah Tate One Manchester

Agent (if any): Jessica Ward Bernard Taylor Partnership Ltd

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 February 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 9 January 2024

Standard consultations:

Printed: 20 December 2023

Expired: 13 January 2024

Neighbour notifications

Printed: 20 December 2023

Expired: 13 January 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

The application site relates to a vacant, overgrown area of land, situated at the southern side of Faversham Street. Faversham street is made up of semi-detached and terraced residential properties. The site is rectangular in shape and backs on to Lightbowne Country Park. The site lies within the Moston ward of North Manchester.

Description of area

The application site is situated within a predominantly residential area, largely comprising of two-storey, semi-detached and terraced dwelling houses.

Description of development

Erection of 2no. two storey dwellinghouses (Class C3) associated landscaping and car parking. There have been no previous planning applications at the site.

There have been no previous planning applications at the site.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

The Highways Team-Requested EV charging point, Car parking layout and a construction management condition be attached to the consent.

Environmental Health-Requested an air quality, refuse and a contaminated Land conditions be attached to the consent.

The Flood Team- Requested a drainage condition and an informative to be added to the consent.

The Tree Section- Were consulted and made no comment. There are no trees present at the site.

Greater Manchester Police- No representations were received.

The Ecology Unit- Requested the proposal be carried out in accordance with the drainage information provided and requested further drainage details be provided and a condition be attached to the consent.

Issues

Core Strategy Development Plan Document

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester's future development, the Core Strategy is to be used as the framework that planning applications will be assessed against.

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below.

Policy SP1 relates to the overarching spatial principles which will guide the strategic development of Manchester to 2027 these include:

- an emphasis on the creation of neighbourhoods of choice.
- providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- the majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

The application proposals relate to the provision of additional residential properties in an area identified for new residential development. The proposals are therefore considered to accord with policy SP1 of the adopted Core Strategy Development Plan Document.

Policy H1 sets out the overall Housing provision up to 2027 and states 60,000 new dwellings will be provided for in Manchester. Table 9.1 Distribution of New Housing by Regeneration Area identifies 11,840 dwellings for North Manchester.

Policy H 3 sets out the housing policy for North Manchester and states that the area, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development.

Priority will be given to family housing and other high value, high quality development where this can be sustained.

Policy H8 The proposal is for 25 affordable housing units and will therefore make a valuable contribution to the city's affordable housing aims set out in policy H8 of the Core Strategy.

Paragraph 9.31 states "To meet the shortfall in housing need, the Council will continue to develop provision on a City-wide basis since the availability of land for new housing and demand for affordable accommodation cannot be addressed on a small geographical area basis.

Policy DM1 of the Manchester Core Strategy states:

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques and for new residential developments should meet as a minimum the following Code for Sustainable Homes standards.

The main issues relating to these proposals are set out in the remainder of this report which conclude that the proposals do accord with policy DM1 of the adopted Core Strategy.

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

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

It is considered that the proposals accord with the Development Guide.

The National Planning Policy Framework

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

- a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and
- an environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved.

Issues

Principle of Development

The site is located within a residential area and historically, partially been previously developed. It is considered that the principle of residential development is acceptable in this location.

Design and Layout

The application proposals have been designed to a scale and materiality to reflect the character of the surrounding area but without providing a pastiche design solution. The properties have been laid out to reflect the development pattern in surrounding streets and are therefore considered to accord with the design principles and guidance contained in the Guide to Development in Manchester SPD.

Residential Amenity

It is not considered that the proposal would have a detrimental impact upon the residential amenity of neighbouring properties. There is adequate parking, and generous amenity space afforded to each plot. It is therefore considered that the proposal accords with policy. The rear gardens stretch to the fencing at the back of the site, and there is no issue relating to overlooking due to the rear open aspect.

The proposed properties incorporate rear gardens. This is mirrored on each side of the properties. There remains separation between the end terraces and the gable of the development site. It is not considered that the proposed development gives rise to unacceptable impacts on either existing residential properties. The dwellings have an acceptable amount of amenity space and car parking provision.

Due to the relationship of the proposed houses with other neighbouring properties and the design of the houses, including the positioning of windows. it is not considered that there would be any significant impact upon the living conditions of nearby occupiers in terms of any over-dominance, overshadowing or overlooking.

Whilst the proposed houses will introduce additional activity, it is considered unlikely that occupants associated within 2 dwelling houses will result in detectable or unreasonable levels of activity within the context of an established residential environment.

The proposal due to their positioning and layout are not considered to give rise to unacceptable impacts on residential amenity and are therefore in accordance with policy DM1 of the Manchester Core Strategy.

Design, Scale and Appearance

The proposed semi-detached properties will match the existing context in regard of materiality and pitched roofs and brick work. The combination of walls and fencing provide a level of privacy, separating the private, semi-private from the public.

In terms of appearance, the applicant has adopted a simple, contemporary approach. Only indicative materials have been provided, although it is suggested that the building will be of mainly brick construction. A condition has been included which will require the submission and approval of all external materials proposed.

Policies EN1 and DM1 of the Core Strategy, along with the Guide to Development in Manchester (SPD) require that consideration be given to layout of new developments, ensuring that they respond to the surrounding context and maximise frontages with the street scene. (Including main road routes) and other important features of sites. In this case the proposal accords with these policies.

Flood

The applicant provided drainage details based on sustainable drainage principles and has demonstrated to the flood team the principle of sustainable drainage method can be achieved. However further details are required and are set out below.

The scheme shall also include:

Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.

Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.

Hydraulic calculations to support the drainage proposal.

Details of how the scheme shall be maintained and managed after completion.

To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy.

MCC records highlight that the underground culverted watercourse (Moston Brook) is located within close proximity to the site (approximately 80m to the southeast of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

The drainage detail above are required to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy.

Refuse

The proforma/ Waste Management Strategy did not include the following information:

Estimated volumes and types of waste produced by the development.

Details of internal and external stores for both waste and recycling, including any plans and designs; Location of the proposed collection point and details of the route the collection vehicle will take.

Details of how waste will be transferred between stores and to the collection location; and

Details of number and capacity of bins proposed and collection frequency. Therefore, a refuse condition has been attached to the consent to ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Ecology

The ecology unit commented the only ecological issue is biodiversity net gain. Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of around 400sqm of low ecological value grassland to buildings, hardstanding and garden. There are no wildlife issues associated with this site. A biodiversity net gain assessment has been provided. This has calculated a loss of 0.05 biodiversity units. If BNG was mandatory, off-site compensation would have been required as a development of this size is not exempt and on-site mitigation would not be achievable as garden habitat is a low value habitat in poor condition within the metric no matter whether it has trees or not. For this development given it is not as

yet mandatory, the ecology unit accept the proposed landscape layout as providing adequate mitigation as long as the trees are native and covenanted (or like similar) to be retained.

Furthermore, the site consists of approximately 400 sqm of amenity grassland. It is very unlikely to have any protected or priority species issues. Therefore, no further information or measures are required.

The ecology unit confirmed one bird and one bat box be installed. The details have been conditioned.

Highway Issues

The front boundary with fencing is deemed acceptable to Highways. The applicant has been requested to confirm the dimensions of the individual driveway parking spaces should be a minimum of 3.0m x 6.0m and a condition has been added to the consent.

The applicant has confirmed the existing footways will be resurfaced and details of vehicle charging points to be conditioned.

Furthermore, a construction management plan is required prior to any construction works commencing on the site which may impact on highway operations and controls to ensure deliveries and loading do not block the highway and the measures for on-site / off-site car parking to safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Climate Change

As the proposal would result in a modest number of residential units within the context of a principally residential environment, the impact upon climate change is not considered significant.

The site is located near to a busy, main arterial route and transport corridor, and is therefore unlikely that there would be any significant or harmful contribution to air quality or climate change as a consequence of vehicular movements or ongoing activity.

A condition requires the provision of vehicle electric car charging points, as well as the need for such a measure will serve to limit the impact upon climate change.

Furthermore, the applicant submitted an environmental statement in support of the proposal.

Crime and Security

Greater Manchester Police made no comments regarding the proposal. Therefore, a secured by design accreditation and the condition seeking a reduction the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy has been added to the consent.

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 issues arising from the consideration of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

104, 106, 195, 196, Location Plan, Biodiversity New Gain Assessment by LM Ecology, The Energy Statement by Energy Counsel, TUCML Utility Study Level 1, Tree Information Letter by LM Ecology, Ecological Impact Assessment by LM Ecology, Drainage Strategy Report by AJP and the Drainage Strategy Plan P01, Phase 1 Preliminary Risk Assessment by Curtins and Phase II Site Assessment by E3P, stamped as received on the 19 December 2023,

107 Rev 6, 109 Rev 5 and 105.12, stamped as received on the 23 January 2024

Boundary Treatment Visual, stamped as received on the 11 January 2024,

1908/01, stamped as received on the 26 January 2024.

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) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed materials.

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

4) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

The scheme shall also include:

Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.

Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.

Hydraulic calculations to support the drainage proposal.

Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy.

5) a. Prior to occupation of the development, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

6) a) Prior to commencement of the development, 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 Core Strategy.

7) a) Notwithstanding the Egbert Street & Faversham Street Phase I Preliminary Risk Assessment, Curtins, Reference: 077873-CUR-00-XX-RP-GE-027, 28th April 2021 and Phase II Geoenvironmental Site Assessment Egbert Street and Faversham Street, E3P, Reference: 16-220-R1-1, stamped as received on the 1 July 2023, the development shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and any ground contamination, groundwater contamination and/or ground gas relevant to the site.

Further information should be submitted which addresses the following issue:

- Ground gas monitoring

- A remediation strategy

- Submission of a Site Investigation and Risk Assessment Report

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first occupation of the residential element of the development.

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 Core Strategy

8) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

9) Notwithstanding details submitted, prior to the first occupation of the residential development hereby approved, full details of electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of any of the residential units.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy

10) Notwithstanding the car parking layout, as indicated on drawing number 105.12, stamped as received on the 23 January 2024, by the City Council as Local Planning Authority. Prior to the occupation of the development details of the dimension of the car parking layout at the proposed site, shall be provided and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

11) The cycle storage arrangements, shall be carried out in accordance with drawing number 105.12, stamped as received by the City Council, as Local Planning Authority, on the 23 January 2024. The approved scheme shall be implemented prior to the first occupation of the building and shall remain in situ whilst the use or development is in operation.

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 and DM1 of the Core Strategy.

12) A construction management plan is required prior to any construction works commencing on the site which may impact on highway operations. This plan should provide details of the proposed construction traffic routes to and from the site (with swept path assessment if necessary), site compound details, controls to ensure deliveries and loading do not block the highway and the measures for on-site / off-site car parking.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

13) The consent hereby granted shall be carried out in accordance with the Environmental Standards Statement by Energy Council Engineering Sustainable Buildings, Ref Z59604 Rev A, stamped as received on the 19 December 2023 to ensure detail energy efficiency and carbon reduction measures to be incorporated within the development. The development shall only be implemented in accordance with the agreed details.

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

14) The development hereby approved shall only be implemented in accordance with the boundary treatment detailed on drawings 109.5, stamped as received on the 23 January 2024 and the Visual Drawing showing the Brick Wall and Piers, received by the City Council as Local Planning Authority on 11 January 2024. The boundary treatments shall be completed before any of the houses hereby approved are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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.

15) Notwithstanding the indicative details submitted, no above ground development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the 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, 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.

16) 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 part of the development shall be used for any other purpose (including any other purpose in Class C3 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 re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

17) Prior to the first occupation of the development, the first-floor bathroom windows, shown on drawing number 195 and 196, received on the 19 December 2023, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

18) 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 or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester

19) The development hereby approved shall not be occupied or used until the Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

Informatives

1) MCC records highlight that the underground culverted watercourse (Moston Brook) is located within close proximity to the site (approximately 80m to the southeast of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

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 Hanson Road, Manchester, M40 5AH
3 Faversham Street, Manchester, M40 5AR
1 Faversham Street, Manchester, M40 5AR
4 Egbert Street, Manchester, M40 5ER
6 Egbert Street, Manchester, M40 5ER
8 Egbert Street, Manchester, M40 5ER
10 Egbert Street, Manchester, M40 5ER
12 Egbert Street, Manchester, M40 5ER
9 Hanson Road, Manchester, M40 5ET
17 Goodworth Walk, Manchester, M40 5NW
11 Goodworth Walk, Manchester, M40 5NW
5 Goodworth Walk, Manchester, M40 5NW
6 Faversham Street, Manchester, M40 5EL
2 Faversham Street, Manchester, M40 5EL
15 Goodworth Walk, Manchester, M40 5NW
13 Goodworth Walk, Manchester, M40 5NW
9 Goodworth Walk, Manchester, M40 5NW
7 Goodworth Walk, Manchester, M40 5NW

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA