

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137736/FO/2023

Date registered valid: 10 August 2023

Proposal: Erection of 6no. dwellinghouses (Class C3) with associated landscaping and car parking.

Address: Land Off Corner Of Lathbury Road And Carisbrook Street,
Manchester, M9 5GE

Ward(s): Harpurhey Ward

Applicant: Natalie Weatherill, Jigsaw Homes North

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

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **20 December 2023**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 25 August 2023

Standard consultations:

Printed: 15 August 2023 Expired: 5 September 2023

Neighbour notifications

Printed: 14 August 2023 Expired: 4 September 2023

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

Description of area

The application site relates to the Land Off Corner Of Lathbury Road And Carisbrook Street within the north Manchester ward of Harpurhey.

The site is rectangular in shape and has a total developable area of 0.1 hectares/ 1181 square metres. The site is made up of a grassed area and there are also trees of various ages and shrubbery clustered across the site. A low metal fence surrounded the site at the time of the site visit.

The site is bounded by Kirklington Drive to the north, Carisbrook Street to the east, Lathbury Road to the south and housing on Thornaby Walk to the west. An unadopted pavement bounds the site to the north and west.

The gable end of the terraces of Blencarn Walk are sited to the north of the applicant site. To the north east and north west of the site in connection with Kirklington Drive there is a communal parking area and the two storey, terraced, red brick dwellinghouses. These properties are defined by a Radburn style layout with the rear elevations of the properties and driveway facing onto the road of Kirklington Drive, with red brick pillar boundary treatment infilled by wooden fencing. The head of the cul-de-sac of Kirklington Drive is sited to the west of the applicant site and provides access to properties along Thornaby Walk. No.1 Thornaby Walk sits

to the west of the applicant site. The rear of no.1 Thornaby Walk turns it's back to Lathbury Road, as Thornaby Walk is also characterised by a Radburn layout, built of red brick and being a semi-detached, two storey dwellinghouse. No.1 Thornaby Walk's side and rear amenity space is closest to the applicant site to the west. Lathbury Road is sited to the south of the site and the site looks onto the road of Chevington Drive. To the south a large area of open green space exists and properties opposite the applicant site along Lathbury Road are characterised by terraced properties with different heights with small fenestration detailing with rendering along the front elevation in the form of pebble dash and terracotta render. The properties benefit from extensive driveways bounded by low metal railings. To the east of the site sits the Manchester CA Pump Park with several playing pitches.

The site is sited to the north west of Moston Brook and to the east of Rochdale Road and the Manchester Communications Academy.

Description of development

The submitted application seeks planning permission for the erection of 6no. dwellinghouses (Class C3) with associated landscaping and car parking.

Plot 1- 4 would look onto and be accessible from Lathbury Road, whilst plot 5 and 6 would be sited to the north of the site and accessible from Carisbrook Street.

The schedule of accommodation would be as follows:

3B 5P house 3no. with an internal space of 96m².

2B 4P house 3no. with an internal space 83m².

Plots 1, 2 and 3 would have 1no. off street parking space with areas of soft and hardstanding to the front of the properties. Due to the site constraints plot 1 would have a bin store to the front of the property and would benefit from a rear garden with hardstanding. Plots 2 and 3 would benefit from access down the side of the properties leading into the respective rear gardens. Due to the constraints on site and the retention of a Category A tree to the south of the site, plot 4 benefits from differing parking arrangements to the rest of the site. Plot 4 would benefit from a parking space to the rear of the site accessed from Carisbrook Street. Plots 5 and 6 would benefit from 1 no. off street parking space and access to the rear of the properties externally to the rear amenity space. A Category B tree would be retained within the garden of plot 6.

Each property would benefit from a cycle store, bin store, an EV charging point (plot 4 to be free standing) and an Air Source Heat Pump (ASHP).

Amended Drawings

Plans were following concerns with the quantum of parking and hard landscaping, the need to retain the category A and B trees and the boundary treatment proposed. Further information was provided in relation to level access, renewable energy and EV charging points. During the course of the application, the agent was requested to provide information in relation to window reveals. In order to achieve a depth of 195mm the houses were increased in size to retain accordance with Manchester's Emerging Space Standards. Revised plans incorporating necessary changes were received and consultees and neighbours were re-notified accordingly.

Planning History

No planning history exists for this site. However, historical information within the Design and Access Statement state the site was used for residential development previously. Google Maps from August 2008 show the site subject to a single storey flat roof building, which appears to have given rise to a community use.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one neutral response was received during the course of the application. Whilst the neighbour supported the development of land for residential use, the neighbour gave concern to the amount of hard landscaping at the site. Concern was raised the proposal would not be in keeping with the historic layout of the surrounding streets. The neighbour suggested a higher density of housing on the site to achieve housing targets and to have a larger impact in terms of regeneration or economic opportunities to the local area.

Environmental Health

Environmental Health were consulted on the proposal and the comments can be summarised as follows:

Construction Management Plan:

Environmental Health requested a construction management plan condition be attached to any approval granted.

Construction Hours

Environmental Health requested a condition restricting construction/ demolition hours be attached to any approval granted.

NSE6

Environmental Health requested an external plant condition be attached to any approval granted if air source heat pumps are selected for the site.

Waste

Environmental Health requested a waste condition be attached to any approval granted. The consultee stated that details are required of internal stores for waste and recycling, including any plans and designs.

Air Quality

Environmental Health requested an air quality condition be attached to any approval granted to see details of a scheme in relation to electric vehicle charging points and other considerations.

Contaminated Land

Environmental Health requested a contaminated land condition be attached to any approval granted. The consultee reviewed the submitted Curtins Phase 1 Preliminary Risk Assessment, Ref: 077873-CUR-00-XX-RP-GE-017 Revision: V01, Date: 10 May 2021, and can advise that they accept that report's recommendations for an UXO assessment, intrusive site investigation and ground gas monitoring. The scope of ground contamination site investigations should be submitted for approval, and the consultants should also consider the potential presence of ash associated with historical domestic burning at the site, although it is acknowledged that the proposed analytical suite includes appropriate contaminants such as PAHs.

Further comments from Environmental Health following email conversation in relation to the contaminated land condition (15 September 2023- 27 September 2023):

Agent provided Phase 2 report.

Environmental Health reviewed the Phase 2 report and provided the following comments:
The scope of the site investigation should have been agreed with us beforehand but we'll overlook that and can confirm that we accept the report's recommendations for a vapour DQRA and await the completion of the gas monitoring surveys and final ground gas risk assessment. However, an UXO assessment is required as per the previously submitted Curtins Phase 1 report, and the ground gas meter calibration certificate for the monitoring period should be provided.
The developer should also confirm the absence of invasive plant species at the site.
The results of these further works and assessments, together with a final remediation strategy, are required to fulfil part a of the condition.

The agent provided a UXO report.

Environmental Health reviewed the UXO report and provided the following comments:
The developer/their agent should also confirm what action they propose to take with respect to the report's recommendations (which recommend an intrusive UXO survey for 'blind' works such as boreholes, window sampling and piling).

No further information was received from the agent.

Environmental Health requested an acoustic condition should be attached to any approval granted.

Further comments following re-notification period (5 December 2023):

Environmental Health had no further comments to make, details of internal waste and recycling arrangements were still requested.

The consultee reviewed the information provided in relation to EV charging points and were considered acceptable and able to satisfy the AQ condition.

The consultee considered the proposed ASHPs and requested a noise assessment be submitted.

Highway Services

Highway Services were consulted on the proposal and the comments can be summarised as follows:

Cycle Parking:

It is understood that a cycle store will be provided for each unit. This is welcomed by highways.

Car Parking:

Car parking spaces in the form of driveways will be provided for each unit. The number of driveway spaces is acceptable to highways.

The applicant is advised that MCC requires minimum dimensions of 3.0m x 6.0m for a residential driveway.

The unit on the corner of Lathbury Road and Carisbrook Street will provide two driveway spaces close to the junction. It is noted that these driveways are less than 10m from the highway. Highways requests that driveways are 10m from the junction to ensure highway safety.

Dropped Kerb:

Should the planning application be approved, the applicant will be required to enter into a Section 184 agreement. This will need discussion and agreement with the council's Highways Maintenance Team via Contact Manchester (Tel. 0161 234 5004), further

information can be found on the MCC internet pages:

https://secure.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

EV Provision:

It is recommended that one EV charge point is provided per dwelling.

Boundary Treatment:

It is recommended that fencing / railings are visually permeable from a distance of 600mm upwards to ensure that child pedestrians are visible when accessing / egressing a site. Confirmation is requested from the applicant that the boundary treatments meet this criteria.

Servicing:

The servicing arrangements are acceptable to highways.

Traffic Regulation Orders:

It is recommended that the double yellow lines are extended along the site frontage to protect the proposed driveway spaces.

Further comments following re-notification period (5 December 2023):

Updated plans show that 6 driveways are proposed which provides a provision of 100%, which is acceptable to Highways. The driveway layouts have been updated and is now acceptable to Highways.

The consultee reviewed the information provided in relation to EV charging points and were considered acceptable and was acceptable to Highways.

Greater Manchester Ecology Unit

Greater Manchester Ecology Unit were consulted on the proposal and the comments can be summarised as follows:

The main ecological issue is the loss of biodiversity predicted for the development. All other issues can be dealt with via condition.

Protected species:

No evidence of any protected species was found on the site, which given the nature of the site and location is not unexpected. No further information or measures are required.

Nesting Birds:

Trees and scrub will be lost as a result of the development. Potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. A condition along the following lines was recommended to be applied to any permission: No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Hedgehog:

Scrub will be lost including bramble scrub, potential hedgehog habitat. Hedgehog is a UK Biodiversity Priority Species and all wild mammals are protected from unnecessary suffering

under the Wild Mammal (Protection) Act 1996. The Unit accepted the recommendations of the ecological report. Section 2.3.6.2 of the ecological report should be conditioned.

Contributing to and Enhancing the Natural Environment:

Section 174 of the NPPF 2021 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 low ecological value grassland and moderate value trees, to be replaced with building, hardstanding and garden, negligible and low value habitats. A net gain assessment has been provided that indicates a net loss at the site level and a shortfall of 2.88 biodiversity units to achieve 10% net gain. This was however based on the assumption that no trees would be retained, with the most recent landscape proposal indicating one of the medium size trees will be retained.

Second the consultant has regarded the site as part of a strategic plan for tree planting. I am unfamiliar with this document and could not find it on line. I would query whether this document relates to biodiversity or more likely landscape and carbon at this location.

Both the above would reduce the gross level of the biodiversity unit loss, but there would still be a short fall contrary to the NPPF and the places for everyone policy on biodiversity net gain which has now passed through public enquiry and should therefore be given weight.

The Unit recommended that prior to determination, clarification on the two issues with the metric noted above (i.e. tree retention and strategic importance of the site for trees) and details of how the developer would intend to comply with the NPPF and biodiversity net gain. Potential options include section 106 contribution (at £16k per BU) or habitat creation at another site under the control of the developer.

Mitigation for nesting birds and hedgehog can be provided on site via condition.

Further comments following re-notification period (5 December 2023):

The Unit had no objection to the amended plans but would note that a revised biodiversity metric may be required. The Unit support the bat and bird box proposals.

Protected Species, Nesting Birds and Hedgehog:

The amended plans do not materially change the risks to wildlife. Previous recommendations apply.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain:

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The Unit noted since my previous response an amended biodiversity metric has been provided with a slightly reduced number of biodiversity required to achieve 10%. A shortfall of 1.88BU as opposed to what was previously 2.88BU.

The Unit did not check this in detail as this is in-line with what I expected. The metric was however produced in October prior to the revised plan now submitted. I therefore assume an updated metric is required based on the new site layout, which includes the retention of another tree but no longer includes the proposed replacement trees.

The Unit recommend that prior to determination the biodiversity metric is updated to reflect the new site layout.

Greater Manchester Police were consulted on the proposal and the comments can be summarised as follows:

1. There should be a full height gate installed at the location below to restrict access to residents.
2. The houses should be built to Secured by Design standards.



Further comments following re-notification period (5 December 2023):

In the previous iteration there was a boundary between the dwelling and the passageway and now the gable end of the house directly abuts the passageway – which could leave it vulnerable to antisocial behaviour. I would recommend that the gable of the dwelling is protected with a boundary treatment or dense/prickly planting to restrict access.

In all other aspects I would recommend that the houses are built to Secured by Design standards.

MCC Neighbourhood Trees (Arboriculture)

MCC Neighbourhood Trees (Arboriculture) were consulted on the proposal and the comments can be summarised as follows:

The bio-diversity net gain document is based on the retention of T2 which is listed as a Cat A specimen and therefore should be retained as part of the development, however, the tree is listed for removal and therefore the document would need to be amended.



In addition to the above, the landscaping proposals are not acceptable for a site with this potential.

It would be our recommendation that the site is redesigned with a view to accommodate T2 and provide additional tree planting within the site boundary.

Further comments following re-notification period (5 December 2023):

Having considered the new proposed plan, the Arboriculturist was happy to support this application, subject to adequate tree protection measures being put in place.

United Utilities

United Utilities were consulted on the proposal and the comments can be summarised as follows:

Drainage:

Following our review of the submitted drainage documents; Drainage Strategy Ref: LLM AJP ZZ 00 DR C - 0900, Dated 23.06.2023, the plans are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. We also request that finished floor levels are detailed on the drainage plan.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; Manchester City Council Your ref: 137736/FO/2023 By email Our ref: DC/23/2996 Date: 12-SEP-23

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s;

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Detailed advisory notes were also provided by United Utilities for the developer's consideration. This included information on the importance of Sustainable Drainage Systems (SuDS), adoption and construction of drainage systems, United Utilities property, assets and infrastructure, waste and wastewater services and contact details.

Further comments following re-notification period (5 December 2023):

Drainage:

Further to our review of additional drainage information, Proposed Drainage Layout, Drawing No. 0900 Rev P01, by AJP Consulting Engineers, we still haven't seen evidence that the surface water hierarchy has been thoroughly investigated. We require proof that infiltration or nearby watercourse are not viable options for the disposal of surface water.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s; Manchester City Council Your ref: 137736/FO/2023
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

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Detailed advisory notes were also provided by United Utilities for the developer's consideration. This included information on the importance of Sustainable Drainage Systems (SuDS), adoption and construction of drainage systems, United Utilities property, assets and infrastructure, waste and wastewater services and contact details.

Flood Risk Management Team

The Flood Risk Management Team were consulted on the proposal and the comments can be summarised as follows:

The information uploaded to the Planning Portal from 01 Aug to 15 Aug 2023 has been considered.

We recommend the following condition:

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 include:

- 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 is required.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- 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 runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.
- 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 policy EN17 of the Core Strategy.

Further comments following re-notification period (5 December 2023):

The information uploaded to the Planning Portal from 01 Aug to 04 Dec 2023 has been considered.

Applicant has provided Phase II site investigation, we note that “soakaway drainage is unlikely to be viable on-site.”

The strategy contains assumptions, we require a finalised surface water drainage strategy.

No agreement in principle provided.

No evidence that the system is designed to a 1:100+45%cc.

No hydraulic calculations provided.

No details of how the scheme shall be maintained and managed after completion.

We recommend the following condition:

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 include:

- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- 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 runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.
- 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 policy EN17 of the Core Strategy.

Issues

POLICY

The National Planning Policy Framework (NPPF) (September 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 5. Delivering a sufficient supply of homes
- ii. Chapter 8. Promoting healthy and communities
- iii. Chapter 9. Promoting sustainable transport
- iv. Chapter 11. Making effective use of land
- v. Chapter 12. Achieving well-designed places
- vi. Chapter 14. Meeting the challenge of climate change, flooding and coastal change

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development);
Policy EN 8 (Adaptation to Climate Change);
Policy EN9 (Green Infrastructure);
Policy EN14 (Flood Risk);
Policy EN15 (Biodiversity and Geological Conservation);
Policy EN 16 (Air Quality);
Policy EN18 (Contaminated Land and Ground Stability);
Policy EN19 (Waste);
Policy T1 (Sustainable Transport);
Policy T2 (Accessible Areas of Opportunity and Need);
Policy H1 (Overall Housing Provision);
Policy H3 (North Manchester);
Policy H 8 (Affordable Housing);
Policy T1 (Sustainable Transport).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved

policies are of relevance in the consideration of this application:

DC7.1 states the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraphs 2.3, 2.7, 2.14 and 2.16.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and raise the quality of life across Manchester. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.
- v. JP-C1- An integrated network
- vi. JP- H2- Affordability of new housing
- vii. JP- G9- A net enhancement of biodiversity and geodiversity
- viii. JP- S6- Clean Air

ISSUES

Principle of Development

The application site has been brought forward as part of Manchester City Council's Project 500 scheme. The project is a housing initiative that will deliver new low carbon affordable housing on smaller Council-owned brownfield sites across the city in partnership with Manchester's network of registered housing providers. The first phase of the project will build 378 new low carbon affordable homes across 27 sites, predominantly in the north and east of the city.

The Land Off Corner Of Lathbury Road And Carisbrook Street is not identified within Manchester City Council's SHLAA capacity map. However, it is identified with an appendix to a report taken to Executive in relation to Project 500, as one of the approved sites/ schemes.

The Council has therefore identified the site as having potential for future new housing development subject to assessment via the planning process.

Further, as the land has been previously developed as residential accommodation previously, the land being used for the same purpose would be considered acceptable. Given the surrounding uses as low rise residential accommodation, the use would be in keeping to the wider area. As such, the location is considered appropriate to re-develop the land for housing.

The development of the site would contribute positively towards the supply of housing to meet national and city wide targets and increase the provision of affordable, social housing and diversity of tenure in accordance with Chapter 5 of the NPPF and Manchester Core Strategy policies H3 and H1.

It is therefore considered that the principle of development on the site is acceptable subject to the consideration of the following material considerations as impacts of the proposed development: Affordable Housing, Space Standards, Residential Amenity, Accessibility, Siting, Scale, Height and Massing, Design, Boundary Treatment, Crime and Security, Carbon Reduction, Climate Change Mitigation and Sustainability, Permitted Development, Highways and Car Parking, Construction Management, Waste, Cycle Storage, Noise and Disturbance, Air Quality, Ground Conditions, Flood Risk and Drainage, Landscaping, Ecology and Local Labour Agreement. Consideration will now be undertaken on the listed impacts.

Affordable Housing

Policy H8 of the Manchester Core Strategy establishes that new development (above 10 units) should contribute to the City-wide target for 20% of new housing provision to be affordable and that developers are expected to use the 20% target as a starting point for calculating affordable housing provision. Developers should provide new homes that are available for social or affordable rent or affordable home ownership or provide an equivalent financial contribution.

The scheme will be brought forward by Jigsaw Homes North, a Registered Provider of Social Housing and being brought forward as Jigsaw Homes North sites as part of the Manchester City council led Project 500 initiative. This particular proposal will provide 6 homes and as such would not usually meet the trigger for affordable housing provision, however all the units are to be for affordable rent, as stated within the Affordable Housing Statement provided within the information as part of the formal planning submission.

This is in accordance with the City's 'Providing for Housing Choice - Planning Guidance', whereby the City identifies that alongside a need for good quality, private housing, that, many more people now need affordable housing options due to the sharply increasing market rent prices.

The proposal will provide 100% affordable rented units. As such, this will exceed the 20% affordable housing provision according to the definition of affordable housing in Annex 2 of the NPPF. The scheme is therefore in accordance with Core Strategy Policy H8.

The Affordable Housing statement was sent through to internal colleagues in Strategic Housing who confirmed the statement matched what had been agreed by Strategic Housing, confirmed via email on 15 August 2023. A condition would be attached to any approval granted ensuring that the commitment to affordable housing is adhered to across the lifetime of the homes.

Space Standards

The proposed development has been assessed against the criteria set out in Manchester's emerging space standards as adopted within the Manchester Residential Quality Guidance.

During the course of the application, the agent was requested to provide information in relation to window reveals. In order to achieve a depth of 195mm the houses were increased in size to retain accordance with Manchester's Emerging Space Standards.

The schedule of accommodation would be as follows:

3B 5P house 3no. with an internal space of 96m².

2B 4P house 3no. with an internal space 83m².

The internal space dimensions would be in accordance with Manchester's Emerging Space Standards. The scheme is therefore considered to provide a good standard of accommodation and is considered acceptable in this regard.

Residential Amenity

Policies SP1 and DM1 seek to ensure that new developments have a positive impact on existing residents as well as creating places that make a positive contribution to neighbourhoods of choice. Policy DM1 goes further by stating that the effect on amenity is a key consideration particularly effects on privacy and noise. It is considered that there are three potential impacts associated with this development which require consideration:

- a loss of privacy from overlooking;
- any overbearing or overshadowing impacts; and
- any unacceptable noise and disturbance from comings and goings.

Overlooking:

Due to the Manchester Pump Park to the east of the site, there would be no residential properties to the east to be impacted by the proposal. Due to the nature of the Pump Park, no overlooking implications would occur to its users from the proposed plot 5 and 6.

Proposed dwellinghouses with plot 1-4 would look onto Lathbury Road. Whilst plot 3 and 4 would look onto the green open space close to Chevington Drive, plots 1 and 2 would look onto properties to the south of Lathbury Road. However, as an approximate 36 metre distance would exist between the windows of the proposed units and the existing neighbours, no adverse overlooking implications would occur.

Plot 1 to the west of the site would be sited close to the neighbouring property no.1 Thornaby Walk. The built form would be sited close to the neighbour's rear amenity space. As no windows would be inserted in the gable end of the property, no opportunities for overlooking would arise.

Plot 5 and plot 6 would not give rise to any adverse overlooking opportunities into the neighbour's properties or from the neighbour's properties into the proposed rear gardens since the 13 metre distance. Further, the proposed boundary treatment of 2.1 metres at this point would help alleviate some impacts.

Between the proposed units, a timber fence of 1.8 metres would be erected to separate the gardens. This would be considered acceptable to overcome any opportunities for overlooking within the development. Given the rear boundary treatment of plot 1-4 would increase to 2.1 metres this would increase the likelihood of overlooking onto the rear and side amenity space of plot 5.

Overbearing or overshadowing impacts:

Although the neighbours of Kirklington Drive and Thornaby Walk would experience additional built form and built form closer in proximity than previously, given the retention of the existing alleyway surrounding the site, a sense of openness is thought to be maintained. No adverse overshadowing implications would occur.

Unacceptable noise and disturbance:

The introduction of the 6 new homes at the site, would create some additional comings and goings in the local area as a result of traffic and pedestrian activity. However, it is not considered that this level of activity would be harmful given the largely residential context surrounding the application site.

Accessibility

The topography of the site is relatively flat and as stated within the Design and Access Statement (p.14), each property will have level access to the primary entrance in accordance with Part M4(1) of Building Regulations. This is considered acceptable to adequately address accessibility within the proposed homes.

Siting, Scale, Height and Massing

Whilst the front elevations of plot 1-4 would look onto Lathbury Road, plots 5 and 6 would look onto Carisbrook Street. Although the proposal has not been able to copy the existing building lines of the surrounding properties due to the Radburn layout of Thornaby Walk and the set back of Kirklington Drive, the scheme has tried to follow the building patterns of the surrounding properties by plot 1-4 sitting as two pairs of semi-detached properties in line with one another and plot 5 and 6 sitting as another pair. The proposal is still considered to create a strong and cohesive relationship to the street scene, and by looking out onto the streetscene it is considered to increase surveillance. The overall configuration is considered to be appropriately related to the existing neighbouring housing, and the street scene.

To the north east and north west of the site in connection with Kirklington Drive there is a communal parking area and the two storey, terraced, red brick dwellinghouses. These properties are defined by a Radburn style layout with the rear elevations of the properties and driveway facing onto the road of Kirklington Drive, with red brick pillar boundary treatment infilled by wooden fencing. The head of the cul-de-sac of Kirklington Drive is sited to the west of the applicant site and provides access to properties along Thornaby Walk. No.1 Thornaby Walk sits to the west of the applicant site. The rear of no.1 Thornaby Walk turns its back to Lathbury Road, as Thornaby Walk is also characterised by a Radburn layout, built of red brick and being a semi-detached, two storey dwellinghouse. Properties opposite the applicant site along Lathbury Road are characterised by terraced properties with different heights with small fenestration detailing with rendering along the front elevation in the form of pebble dash and a terracotta render. The properties benefit from extensive driveways bounded by low metal railings. The current proposal is considered to positively relate to the surrounding properties, as the materials to be used would take the form of red brick relating well to the surrounding properties. The use of contrasting bricks within the proposed front elevations would complement the use of contrasting render seen across properties to the south of Lathbury Road in a more sympathetic way. The proposal would also mirror properties to the south in terms of their off street driveway and the use of metal railings and brick walls with pillars and infill fencing around

the applicant site. The proposal would be two storey matching the low rise surrounding properties and the semi-detached properties would match similar house formations in the surrounding area.

Furthermore, the same types of boundary treatments would be used throughout when appropriate. As such, the proposal would look uniform and would give the scheme a sense of identity. The application is therefore considered to be in accordance with Core Strategy Policies EN1 and DM1, along with the Guide to Development in Manchester SPD and the Residential Quality Guide.

Design

The design of the proposed houses would incorporate active frontages using front doors, small canopies to the front doors and generous glazing, where appropriate. Pitched gables will create a presence and scale. Fenestration is generally arranged with a vertical emphasis to give order, rhythm and a 'domestic' feel to the street elevations.

Within the overall order and consistency of form and materials, the character and identity of each individual home is legible through 'own front doors', canopies, fenestration patterns and distinct brickwork detailing.

Although the agent provided details on the materials to be used: red and buff brickwork, white uPVC fascias, grey uPVC windows, black UPVC gutters and downpipes, brick relief pattern, grey UPVC front doors, further information on the materials to be used is needed and a condition to this effect would be added to any approval granted. The use of the red brick is considered to allow the properties to add a sympathetic addition to a feature prominent in the wider area.

During the course of the application, details were sought from the agent in terms of window reveals, to ensure the windows were of good architectural design features. In order to achieve a depth of 195mm the houses were increased in size to retain accordance with Manchester's Emerging Space Standards. Revised plans incorporating necessary changes were received and consultees and neighbours were re-notified accordingly. A section drawing was provided and is considered acceptable and would be conditioned accordingly.

The overall proposed design is considered to be acceptable and in accordance with Core Strategy Policies DM1 and SP1.

Boundary Treatment

There are a mix of proposed boundary treatments across the site:

- Type 01- Fencing to enclose private garden- 2.1 metre high close boarded timber fence with concrete posts and gravel boards.
- Type 02- Fencing to enclose private gardens between properties- 1.8 metre high close boarded timber fence with concrete posts and gravel boards.
- Type 03- Pedestrian gate to private garden- 900 x1800 mm high closed boarded timber gate
- Type 04- 900mm high brick wall with railings between brick pillars
- Type 05- 2100mm high brick wall
- Type 06- 1800M high brick wall
- Type 07- 900mm metal railings
- Type 08- 900mm metal gate.

During the course of the application, Highway Services sought clarification that fencing / railings are visually permeable from a distance of 600mm. In the instances of the boundary treatment close to exits of driveways this has been achieved. Type 04 boundary treatment with the brick pillars and railings takes inspiration from the boundary treatment seen at the neighbouring

properties of Kirklington Drive. Plot 4 has a different arrangement of boundary treatment in relation to the off street driveway. As the drive could not be located to the front of the property due to conflicts with the junction, the drive is sited to the rear of the plot. The boundary treatment against the east of the plot has a height of 2.1 metres however as the boundary wall is cranked, this is considered to provide a good level of visibility when egressing the site. The reduction in height of the boundary treatment against plot 5 with a boundary treatment of 900mm metal railings is considered acceptable.

During the re-notification response, GM Police raised concern as in the previous iteration there was a boundary between the dwelling and the passageway and now the gable end of the house directly abuts the passageway – which could leave it vulnerable to antisocial behaviour. The Police recommended the gable of the dwelling is protected with a boundary treatment or dense/prickly planting to restrict access. It is the view of the LPA the boundary treatment against the gable end of plots 1 and 4 could give rise to fly tipping. As such, the elements of open pavement would be open and appropriately protected with rough surfacing and would be dealt with through the landscaping condition. Plot 4 benefits from a gate to enclose and privatise the front amenity space.

As such, any issues in relation to boundary treatment has thought to be overcome during the course of the application. It is also considered the proposed boundary treatments would enhance the appearance of the development site, define public and private spaces, suitably enhance the security of the development, whilst offering a sense of cohesion across the site.

Crime and Security

A Crime Impact Statement (CIS) was not submitted as part of the formal planning application, due to the proposed number of units.

Greater Manchester Police were consulted on the proposal and requested a full height gate should be installed between plot 2 and 3 to restrict access to the residents. This was amended during the course of the application and a 1800mm gate restricts access into the two rear amenity spaces. As discussed above, during the re-notification response, GM Police raised concern as in the previous iteration there was a boundary between the dwelling and the passageway and now the gable end of the house directly abuts the passageway – which could leave it vulnerable to antisocial behaviour. The Police recommended the gable of the dwelling is protected with a boundary treatment or dense/prickly planting to restrict access. It is the view of the LPA the boundary treatment against the gable end of plots 1 and 4 could give rise to fly tipping. As such, the elements of open pavement would be appropriately protected with rough surfacing and would be dealt with through the landscaping condition. Plot 4 benefits from a gate to enclose and privatise the front amenity space. The amendments are considered to overcome the concerns of the Police.

GM Police also requested the houses are built to Secured By Design standards and a prior to occupation condition has been added to any approval granted.

Carbon Reduction, Climate Change Mitigation and Sustainability

As the application is for 6 no. units, the scheme is not considered a major application, and as such Policy EN6 of the Core Strategy is not triggered and so an Environmental Standards statement was not submitted.

However, within the Design & Access Statement, a range of principles in relation to carbon reduction are committed to. The proposal will also incorporate the key Project 500 principles relating to carbon reduction. These include:

- Committing to all new homes being built on a 'fabric first' approach with the intention to exceed the current, and forthcoming 2020, building regulation Part L.

- Committing to include renewable energy– including heat pumps as appropriate - to ensure operational carbon and running costs to residents are reduced.
- Supporting the use of sustainable transport options for residents including secure cycle storage and EVC provision for all homes
- Encouraging biodiversity and enhancing natural resources including retention of existing trees and planting of new trees where possible.

During the course of the application, further information was given in relation to renewable energy at the site. The proposed site plan indicates the location of the ASHP at 1 per unit and detailed by the contractor. A specification of the ASHP to be used was also provided and would be PUZ-WM50VHA(-BS) Ecodan R32 Monoblock Air Source Heat Pump. However, no acoustic enclosures were provided and a condition requesting further information in relation to the heat pumps would be placed on any approval granted. Environmental Health reviewed this information and stated the acoustic NSE4 condition would consider the noise impact of the ASHP. This condition would be placed within any approval granted.

Furthermore, a landscaping condition would be attached to any approval granted, as it was agreed with the LPA that details be conditioned and discharged at a later date. This is to ensure the insertion of soft and hard landscaping, to the benefit of environmental improvement.

Across the site the applicant has indicated that all properties will be wired to facilitate the future charging of electric vehicles. Location of the points and a specification was provided and reviewed by both Highway Services and Environmental Health. Both consultees were happy with the details and a condition has been included to ensure that these charging points are delivered as part of the development.

Given the magnitude of the proposal, the measures outlined above are considered appropriate and the fabric first approach detailed with achievements beyond Part L are considered acceptable in this instance. The development is therefore considered to be in accordance with Core Strategy Policies EN4.

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.

It is considered that it would be appropriate and reasonable to attach conditions to prevent the new homes becoming HMOs to ensure they remain in family use. In addition to ensure visual amenity is protected a condition is required to avoid additional extensions or outbuildings being erected without an assessment of their impact.

Highways and Car Parking

Highways were consulted during the consideration of the application and did not raise any concern in relation to the generation of any highway safety, traffic or network capacity concerns. Highways welcomed the cycle storage proposed for each unit and although shown on the site plan, a condition requesting further details would be attached to any approval granted. Highways accepted the number of driveways and requested the driveways had dimensions of 3x6 metres. Highways reviewed the parking arrangements as per the re-notification and raised no concerns. During the course of the application, Highways raised concern the unit on the corner of Lathbury Road and Carisbrook Street will provide two driveway spaces close to the junction. It is noted that these driveways are less than 10m from the highway. Highways requests that driveways are 10m from the junction to ensure highway safety. The site plan was updated accordingly to overcome concerns and Highways accepted the revised scheme. Highways requested the applicant would need to enter into a section 184 agreement. The

details of such agreement would be placed within any approval granted. Highways reviewed further information provided in relation to EV charging in terms of the proposed location and specification and were happy with the details- this would be conditioned accordingly. Highways requested confirmation that boundary treatments have a level of visual permeability beyond 600mm. In most cases, a 900mm high brick wall and railing between brick piers would be located close to junctions. Given this would offer a level of visual permeability at the site and Permitted Development rights allow the installation of 1 metre fences adjacent to the highway, the proposed boundary treatment is considered acceptable. Highways were happy with the proposed boundary treatment for the parking space of plot 4. Highways requested a traffic regulation order would be needed so that the double yellow lines are extended along the site frontage to protect the proposed driveway spaces. The details of such agreement would be placed within any approval granted.

The proposed development is therefore considered to be in accordance with Core Strategy policies T1 and DM1.

Construction Management

The work would take place close to existing dwellings and comings and goings from the site are likely to be noticeable. However, these impacts should be short in duration and predictable. A condition is recommended which would require the submission of highways management plan and details of use of machinery, site management and waste management. Providing the inclusion of the construction management condition, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Waste

The applicant has submitted a waste management strategy- completed proforma and site plan to show bin routes. This was reviewed by Environmental Health who stated they required details of internal stores for waste and recycling, including any plans and designs. However, during the course of the application, the agent did not seek to amend the proforma and as such, a pre-commencement condition is therefore recommended to ensure the development secures appropriate arrangements for the storage and collection of segregated waste and recycling,

The site plan and waste management plan show the bin stores would be proprietary secure timber bin stores for the rear garden and a bespoke bin store to sit in the front amenity space of plot 1. However, no further details of the bin stores were provided and so the details would be conditioned accordingly within any approval granted, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Cycle Storage

The applicant has indicated that the proposed houses would incorporate a secured bicycle storage and provide 100% cycle storage, in each of the garden areas. No information with regards to cycle storage for the dwellinghouse has been submitted, therefore a pre-commencement condition has been proposed to ensure these details are submitted and agreed, thereby contributing to the provision of sustainable transportation options in accordance with Manchester Core Strategy policies T1, EN4 and EN8.

Noise and Disturbance

During the course of the application, Environmental Health requested a residential acoustic (and overheating) condition be placed on any approval granted. As such, a pre-commencement condition is therefore recommended to provide a scheme for acoustically insulating the proposed residential accommodation from Rochdale Road and overheating. This condition

would also consider the noise implications of the proposed ASHPs. The proposal is therefore considered to be in accordance with saved UDP Policy DC26 subject to this condition.

Air Quality

Environmental Health requested a pre-commencement condition be attached to any approval granted, in relation to air quality. This would include information in relation to electric vehicle charging and any other considerations, for example boiler emissions.

The development would involve the installation of 1no. ASHP per unit. The agent provided details of where the units would be positioned and a specification of the units to be installed- these would be a Mitsubishi Electric PUZ-WM50VHA(-BS) Ecodan R32 Monoblock Air Source Heat Pump. However, no acoustic enclosures were provided and a condition requesting further information in relation to the heat pumps would be required. Environmental Health reviewed this information and stated the acoustic NSE4 condition would consider the noise impact of the ASHP. This condition would be placed within any approval granted.

Across the site the applicant has indicated that all properties will be wired to facilitate the future charging of electric vehicles. Location of the points and a specification was provided and reviewed by both Highway Services and Environmental Health. Both consultees were happy with the details and a condition has been included to ensure that these charging points are delivered as part of the development.

In addition, the implementation of development in accordance with a construction management plan, as required by condition, is considered to be satisfactory with regards to air quality control during the construction period reducing potential harmful impacts to surrounding existing residents.

With the above conditions and measures in place, the proposed development is therefore considered to be in accordance with policies EN16, SP1 and DM1 of the Core Strategy.

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.

The initial phase 1 site investigation report has been considered by Environmental Health and found to be adequate.

During the course of the application, the agent supplied the Phase 2 report. Environmental Health reviewed the Phase 2 report and provided the following comments:

The scope of the site investigation should have been agreed with us beforehand but we'll overlook that and can confirm that we accept the report's recommendations for a vapour DQRA and await the completion of the gas monitoring surveys and final ground gas risk assessment. However, an UXO assessment is required as per the previously submitted Curtins Phase 1 report, and the ground gas meter calibration certificate for the monitoring period should be provided.

The developer should also confirm the absence of invasive plant species at the site.

The results of these further works and assessments, together with a final remediation strategy, are required to fulfil part a of the condition.

The agent provided a UXO report. Environmental Health reviewed the UXO report and provided the following comments: *the developer/their agent should also confirm what action they propose to take with respect to the report's recommendations (which recommend an intrusive UXO survey for 'blind' works such as boreholes, window sampling and piling).*

No further information was received from the agent. As such, a pre-commencement condition to this effect would be attached to any approval granted.

Flood Risk and Drainage

During the course of the application, MCC Flood Risk Management Team requested a pre-commencement condition in relation to surface water drainage be attached to any approval granted. During the re-notification period, the Flood Risk Team considered the additional information however, the same pre-commencement condition was still required.

United Utilities were also consulted on the application and stated the plans were not acceptable. This is because they did not see robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. During the course of the application, the agent provided a revised drainage plan for consideration. United Utilities reviewed the information and stated they still hadn't seen evidence the surface water hierarchy had been thoroughly investigated. United Utilities requested two conditions be placed on any approval granted.

This would ensure the provision of a scheme to be implemented in accordance with measures to secure sustainable drainage for the site and manage the risk of flooding and water pollution in accordance with Manchester Core Strategy policies EN8 and EN14 were sent through to the agent and would be placed on any approval granted.

Landscaping

As part of the information provided, a Tree Survey and Ecology reports were submitted. This was reviewed by the Manchester City Council Neighbourhood Trees department (Arboriculture). The Officer sought clarification of T2 and whether it was to be removed. The Officer raised concerns the landscaping proposals were not acceptable for a site with this potential. The Officer suggested the scheme should be re-designed to accommodate T2 and provide tree planting within the site boundary.

During the course of the application, the applicant committed to keeping the two largest trees. The Officer looked at the new plan and were happy to support the application, subject to adequate tree protection measures being put in place.

Although the site plan showed the insertion of trees and proposed soft landscaping to be inserted, no landscaping plan has been submitted with the application. The agent wished to deal with this through a landscaping pre occupation condition and a condition to this effect has been attached to any approval granted. It is considered the proposed landscaping scheme would improve the quality of the development and the visual amenity of the area in accordance with Manchester Core Strategy policies SP1, EN9 and DM1.

The landscaping plan should also include areas of rough surfacing to the gable end of plot 1 and plot 4, to deter people away from locating in those areas. This is to overcome concerns raised by the GM Police.

Ecology

An ecological survey was submitted as part of the development which was reviewed by the Greater Manchester Ecology Unit. The Unit confirmed there was no evidence of protected potential bird nesting habitat. As such, the Unit requested a condition be placed on any approval granted restricting works to trees or shrubs during certain months of the year. The Unit also stated the works could give rise to potential hedgehog habitat loss. The Ecologist requested Section 2.3.6.2 of the ecological report should be conditioned. The Unit raised concerns that the proposal would result in a significant biodiversity net loss in line with BNG legislation. However, this legislation does not come into effect until January 2024. However, the amended scheme

has made an attempt to mitigate some harm with the retention of the two most important trees and the commitment to bat and bird boxes. In connection with the request for landscaping details, a condition would be placed on any approval granted for the developer to consider what biodiversity net gain principles would be implemented at the site. It is therefore considered that the development presents opportunities for bio-diversity enhancement subject to the relevant conditions in accordance with Core Strategy Policy EN15.

Local Labour Agreement

The internal Work and Skills Team requested that local labour agreements for the construction phase are placed on any approval granted. They also advised if social value arrangements are already in place through MCC colleagues than they would act as the local labour agreements instead.

During the course of the Project 500 scheme, discussions between MCC Strategic Housing and MCC Work and Skills occurred relating to local labour agreements for the construction phase were undertaken. An agreement was reached between all parties that local labour conditions were retracted from any decision notices. Instead, any Social Value/Local Labour that is derived will be reported into Strategic Housing as part of the Projects as they are developed/completed and be feedback to Work and Skills via that mechanism. This was considered acceptable by the LPA and the decision notice would not include any local labour condition.

Conclusion

Overall, the development is considered to be acceptable as it would contribute positively towards the supply of housing to meet targets and increase the provision of affordable housing. It is considered that the quality of design and the internal space is satisfactory. Any potentially harmful impacts of the development on residential amenity, highways, ecology and landscaping has been either addressed or mitigated through the submitted details or appropriate conditions.

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

In this case, 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. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

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 (references to be included):

- Application Form, stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Drawing- Proposed- Site Clearance Plan, numbered 106.1, stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Superficial Aquifer Designation), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Historical Mapping and Photography Included), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Lancashire and Furness), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Ordnance Survey Plan), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Ordnance Survey Plan 2), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Additional SIMs), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Historical Aerial Photography), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (General), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Geology 1:50,000 Maps Legends), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey (Mining and Ground Stability Datasheet), stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Ground Survey- Phase 1 Preliminary Risk Assessment, stamped as received by the City Council as Local Planning Authority on 1 August 2023.
- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 15 August 2023.

- Ground Survey- Phase 2 Geoenvironmental Site Assessment REF.16-718-R1-1, stamped as received by the City Council as Local Planning Authority on 12 September 2023.
- Ecology Report- Ecological Impact Assessment, stamped as received by the City Council as Local Planning Authority on 19 October 2023.
- Supporting Information- EVA Prop Earth Wall AC Charger Single Gun, stamped as received by the City Council as Local Planning Authority on 19 October 2023.
- Tree Survey or Information- Tree Survey, stamped as received by the City Council as Local Planning Authority on 19 October 2023.
- Supporting Information- Ecodan Monobloc Air Source Heat Pump Product Information Sheet, stamped as received by the City Council as Local Planning Authority on 6 November 2023.
- Drawing- Proposed- Constraints Plan, numbered 104, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
- Drawing- Proposed- House Type 2- Plans 01, numbered 156.2, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
- Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
- Drawing- Proposed- Street Elevations, numbered 107.10, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- Bat & Swift Box Locations, numbered 109.5, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- Typical Window Detail, numbered 111.3, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- House Type 2- Proposed Plans 00, numbered 155.4, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Proposed- House Type 2- Elevations 00, numbered 157.3, stamped as received by the City Council as Local Planning Authority on 12 December 2023.
- Drawing- Site Plan- Schedules & Proposed Site Plan, numbered 105.19, stamped as received by the City Council as Local Planning Authority on 13 December 2023.
- Waste Management Plan, numbered 110.7, stamped as received by the City Council as Local Planning Authority on 13 December 2023.
- Drawing- Proposed- Boundary Plan, numbered 108.14, stamped as received by the City Council as Local Planning Authority on 19 December 2023.

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 for the City of Manchester.

3) Before the commencement of above ground construction works, 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 be fully implemented in accordance with the approved details, which shall be maintained in situ 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, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The proposal shall be carried out in accordance with 'Drawing- Proposed- Typical Window Detail, numbered 111.3, stamped as received by the City Council as Local Planning Authority on 12 December 2023, in relation to window reveals. For the avoidance of doubt the window reveal should be minimum 195mm deep.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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

-Drawing- Proposed- House Type 2- Plans 01, numbered 156.2, stamped as received by the City Council as Local Planning Authority on 4 December 2023.

-Drawing- Proposed- House Type 2- Proposed Plans 00, numbered 155.4, stamped as received by the City Council as Local Planning Authority on 12 December 2023.

-Drawing- Proposed- House Type 2- Elevations 00, numbered 157.3, stamped as received by the City Council as Local Planning Authority on 12 December 2023.

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

6) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

i. Display of an emergency contact number;

ii. Details of wheel washing;

iii. Compound locations where relevant;

iv. Location, removal and recycling of waste;

v. Routing strategy and swept path analysis;

vi. Parking of construction vehicles and staff;

vii. Sheeting over of construction vehicles.

viii. Parking of construction vehicles and staff;

viii. Dust suppression measures.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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.

7) Before the commencement of above ground construction works, details of highways works to Lathbury Road and Carisbrook Street that are required as part of the implementation of the development, for the avoidance of doubt, including:

Traffic Regulation Orders: It is recommended that the double yellow lines are extended along the site frontage to protect the proposed driveway spaces.

Shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

8) a) Notwithstanding the details as shown on 'Waste Management Plan, numbered 110.7', stamped as received by the City Council as Local Planning Authority on 13 December 2023, before the development commences 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 - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) Before the occupation of the development, car parking areas shown on 'Drawing- Site Plan- Schedules & Proposed Site Plan, numbered 105.19, stamped as received by the City Council as Local Planning Authority on 13 December 2023, shall be surfaced and made available for use.

The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

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

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) 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.

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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Rochdale Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

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, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

13)

a) The development hereby approved shall be carried out in accordance with 'Ground Survey- Phase 1 Preliminary Risk Assessment', stamped as received by the City Council as Local Planning Authority on 1 August 2023 and 'Ground Survey- Phase 2 Geoenvironmental Site Assessment REF.16-718-R1-1', stamped as received by the City Council as Local Planning Authority on 12 September 2023, in relation to all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site.

Before development commences a report outlining measures required to remediate the land (Site Investigation Report and Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority.

b) 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 EN18 of the Core Strategy for Manchester.

14) a) The development hereby approved shall be carried out in accordance with 'Drawing- Site Plan- Schedules & Proposed Site Plan, numbered 105.19, stamped as received by the City Council as Local Planning Authority on 13 December 2023 and 'Supporting Information- EVA Prop Earth Wall AC Charger Single Gun', stamped as received by the City Council as Local Planning Authority on 19 October 2023, in relation to a scheme for electric vehicle charging.

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.

15) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans 'Drawing- Proposed- Boundary Plan, numbered 108.14', stamped as received by the City Council as Local Planning Authority on 19 December 2023.

The approved details shall be retained in accordance with the details and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

16) Prior to occupation, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority, including rough surfacing for the space to the gable end of plot 1 and plot 4. 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.

17) Notwithstanding the details shown within 'Drawing- Site Plan- Schedules & Proposed Site Plan, numbered 105.19', stamped as received by the City Council as Local Planning Authority on 13 December 2023, prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) Before the occupation of the authorised dwellinghouses, a scheme to encourage biodiversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native species and bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised properties and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

19) The development hereby approved shall be carried out in accordance with the 'Sustainability & Renewable Energy section (page 17)' within the Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 4 December 2023, 'Drawing- Site Plan- Schedules & Proposed Site Plan, numbered 105.19', stamped as received by the City Council as Local Planning Authority on 13 December 2023 and 'Supporting Information- Ecodan Monobloc Air Source Heat Pump Product Information Sheet', stamped as received by the City Council as Local Planning Authority on 6 November 2023.

The approved details shall be retained in accordance with the details above at all times thereafter.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, 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.

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

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.

21) 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 (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

22) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

23) Prior to occupation, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details at all times 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.

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.

24) Prior to the commencement of the development (excluding demolition works), a scheme for the provision of affordable housing on the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall comprise:

- i. the type and tenure (such tenures being consistent with the definition of affordable housing in Annex 2 of the NPPF or any definition of affordable housing that replaces it) which shall consist of 100% of the dwelling houses;
- ii. confirmation that the affordable dwellings will be made available on affordable housing terms for both first and subsequent occupiers of the affordable housing dwellings (subject to such exclusions and exemptions as may be approved by the City Council); and
- iii. the eligibility criteria to be used for determining who may occupy the affordable housing dwellings (which shall not be required to include any local connection criteria in the case of shared ownership housing).
- iv. The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H6 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

25) 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, roof alterations, porches or outbuildings shall be erected other than those expressly authorised by this permission.

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

26) 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 residential units 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 2015, 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) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses 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 re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

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

28) Prior to any above ground works, details of any locations of enclosures and samples of the materials, design and colouration to be used for any acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority.

The development shall be constructed only using the approved materials and shall be retained as such at all times 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, pursuant to policy DM1 of Manchester's Core Strategy.

29) The development hereby approved shall be carried out in accordance with the Section 2.3.6.2 (page 15) within the 'Ecology Report- Ecological Impact Assessment,' stamped as received by the City Council as Local Planning Authority on 19 October 2023, in relation to hedgehogs. The measures shall be carried out strictly in accordance with the approved scheme.

Reason- To protect hedgehogs, which could be found on the site and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

Informatives

1) 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

2) Should the planning application be approved, the applicant will be required to enter into a Section 184 agreement. This will need discussion and agreement with the council's Highways Maintenance Team via Contact Manchester (Tel. 0161 234 5004), further information can be found on the MCC internet pages:

https://secure.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

3) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

4) The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime:

-All garden boundary treatments adjacent to publicly accessible land- in particular to the side and rear boundary should be 2100mm,

-Entrance gates should be installed that lead to the rear of the property and should be set forward as close to the building line as possible,

-Dusk til Dawn lighting should be installed on all external doors, Any external bin store should be a secure, lockable and fire resistant enclosure.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC

Neighbourhood Team Leader (Arboriculture)

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

The Hipp, Lathbury Road, Manchester, M40 8NR

11 Kinmount Walk, Manchester, M9 5GH
5 Kinmount Walk, Manchester, M9 5GH
6 Blencarn Walk, Manchester, M9 5GF
9 Blencarn Walk, Manchester, M9 5GF
1 Blencarn Walk, Manchester, M9 5GF
5 Thornaby Walk, Manchester, M9 5GE
10 Champneys Walk, Manchester, M9 5GD
1 Chevington Drive, Manchester, M9 5GW
40 Lathbury Road, Manchester, M9 5GN
2 Thornaby Walk, Manchester, M9 1GN
38 Lathbury Road, Manchester, M9 5GN
9 Blackstone Walk, Manchester, M9 5QA
6 Kinmount Walk, Manchester, M9 5GH
4 Kinmount Walk, Manchester, M9 5GH
2 Kinmount Walk, Manchester, M9 5GH
9 Kinmount Walk, Manchester, M9 5GH
7 Kinmount Walk, Manchester, M9 5GH
3 Kinmount Walk, Manchester, M9 5GH
1 Kinmount Walk, Manchester, M9 5GH
4 Blencarn Walk, Manchester, M9 5GF
2 Blencarn Walk, Manchester, M9 5GF
7 Blencarn Walk, Manchester, M9 5GF
5 Blencarn Walk, Manchester, M9 5GF
3 Blencarn Walk, Manchester, M9 5GF
9 Thornaby Walk, Manchester, M9 5GE
7 Thornaby Walk, Manchester, M9 5GE
2 Chevington Drive, Manchester, M9 5GW
3 Thornaby Walk, Manchester, M9 5GE
1 Thornaby Walk, Manchester, M9 5GE
76 Lathbury Road, Manchester, M9 5GN
74 Lathbury Road, Manchester, M9 5GN
72 Lathbury Road, Manchester, M9 5GN
70 Lathbury Road, Manchester, M9 5GN
68 Lathbury Road, Manchester, M9 5GN
66 Lathbury Road, Manchester, M9 5GN
64 Lathbury Road, Manchester, M9 5GN
62 Lathbury Road, Manchester, M9 5GN
60 Lathbury Road, Manchester, M9 5GN
58 Lathbury Road, Manchester, M9 5GN
56 Lathbury Road, Manchester, M9 5GN
54 Lathbury Road, Manchester, M9 5GN
52 Lathbury Road, Manchester, M9 5GN
50 Lathbury Road, Manchester, M9 5GN
48 Lathbury Road, Manchester, M9 5GN
46 Lathbury Road, Manchester, M9 5GN
44 Lathbury Road, Manchester, M9 5GN
42 Lathbury Road, Manchester, M9 5GN

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 -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA