

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137858/FO/2023
Date registered valid: 4 September 2023
Proposal: Erection of two storey detached dwellinghouse (Class C3) with associated landscaping and parking.
Address: 4 Thirsfield Drive, Manchester, M11 4BF
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Kamran Sheikh
Agent (if any): M Farooq, Building Design Services
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9 October 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 22 September 2023

Standard consultations:

Printed: 7 September 2023

Expired: 28 September 2023

Neighbour notifications

Printed: 7 September 2023

Expired: 28 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

The application site relates to a vacant, overgrown plot, situated along the eastern side of the short residential cul-de-sac of Thirsfield Drive - just off John Heywood Street.



The site is situated adjacent to a turning circle at the terminus of a cul-de-sac and is understood to have been previously occupied by a dwellinghouse which has since been demolished.

The site is flanked by a two-storey semi-detached property to one side and by a two-storey detached property to the other. Opposite is a further detached dwellinghouse, whereas to the rear, the site adjoins the rear garden of 45 Slaithwaite Drive.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, mainly comprising two storey, semi-detached and detached dwellinghouses.

Description of development

Planning permission is sought for the erection of a two storey, detached dwellinghouse (Class C3) which incorporates a gable roof and projecting two storey element to the rear.

The development includes front and rear gardens areas and a driveway which can accommodate up to two cars along the northern side of the property.

The application follows the approval for a similar proposal. The current application seeks minor design modification including a reduction in the rearward projection and re-siting to allow an altered parking arrangement.

Consultations & Notification Responses

Local Residents/Occupiers – No representations have been received.

Environmental Health – No objection. Conditions are recommended in relation to construction management, EV charging, ground conditions and for adherence to the submitted waste management strategy.

Highway Services - The addition of one residential dwelling is not anticipated to generate any significant increase in vehicle trips. It is therefore accepted that the development is unlikely to generate any highway safety, traffic or network capacity concerns.

The site is located within a residential area in Clayton, with some accessibility via sustainable modes, with regular local bus services routed along Clayton Street, North Road and Ashton New Road. The local Metrolink stop is an eight-minute walk away.

In order to facilitate access onto the driveway a new dropped crossing will be required via a Section 184 Agreement with MCC Highways, which will be funded by the applicant.

The applicant is requested to confirm that the location of the proposed driveway entrance will not conflict with the existing telecommunication pole.

Secure and sheltered cycle parking is being provided, in curtilage, to the rear of the property, this is acceptable to Highways.

It is recommended that the driveway is fitted with an electric vehicle charging point (minimum 7KW).

No boundary treatments have been noted. For the avoidance of doubt, all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway

It is acceptable for waste bins to be stored within the curtilage of the property and serviced in-line with surrounding operations, with bins being presented to the collection point on Thirsfield Drive by the occupants on collection days.

A Construction Management Plan should be provided by the applicant prior to any construction works beginning.

Greater Manchester Ecology Unit (GMEU) - There are no ecological issues associated with this development.

Planning History

128160/FO/2020

Erection of two storey detached dwellinghouse (Class C3) with associated parking and landscaping. *Approved 15 December 2022.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, H1, H4, T2, EN4, EN14, EN14, EN16-19 of the Core Strategy;
- Saved policy DC7.1 and DC26 of the UDP;
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance;
- Greater Manchester Spatial Framework;
- National Planning Policy Framework (NPPF).

Issues

Principle

The site has extant planning permission for a similar proposal. Given there has been no change to planning policy in the intervening period, the general principle of the proposal is considered acceptable.

Further, the proposal would comply with City Council policy and national planning guidance.

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the City between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the City will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H1 goes on to state that the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth.

Policy H4 states further that East Manchester will accommodate East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development.

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

Additional policy support is given within policies SP1 and H1, which seek to encourage development on previously developed, whilst the NPPF advocates a presumption of sustainable development particularly where existing resources can be utilised and shared.

In this case, the site would regenerate an unattractive and vacant brownfield land and would add to the housing mix in the locality. The site is also appropriately situated within a sustainable location.

Specific issues are outlined further below.

Design, Scale and Appearance – The proposed dwellinghouse has been designed to provide a principal frontage to Thirsfield Drive, with the style and layout of the development reflecting the design of existing residential development along the cul-de-sac.

The layout makes efficient use of the land available, to provide a centrally positioned dwellinghouse, which incorporates front and rear garden areas and which respects the amenity of neighbouring occupiers, whilst providing a strong frontage to the road.

It is considered that the layout reflects the pattern of development in the area and the development will assimilate effectively into its immediate context.

In terms of appearance, the applicant has adopted a simple, relatively traditional approach incorporating a two storeys, pitched roof to mirror the scale and roof line of neighbouring properties. It is therefore believed that the proposed house can be satisfactorily accommodated, without being over-dominant or at odds with the streetscape.

The proposed use of materials utilises a simple palette, including brick work, UPVC window frames and interlocking concrete tiles. The exact specification will be controlled by way of planning condition to ensure the materials reflect the colour and texture of neighbouring properties.

At two storeys high, the proposed development is consistent with housing in the surrounding area. The form of the proposed house uses traditional pitched, gabled roofs with the proposed external appearance seeking to blend in with the external façade of adjacent buildings, in terms of design, height and materials.

Residential space standards - The proposed development would deliver a single two storey, three-bedroom unit compliant with the Council's internal space standards.

The proposed development secures a satisfactory configuration of accommodation which responds to the site boundaries. The density of the proposed development relates to the prevailing character of neighbouring residential development. Within this urban context it is considered that a satisfactory quality accommodation has been achieved, with appropriate arrangements for the external functional requirements of amenity space and car parking. It is therefore considered that the development responds positively to the spirit of the Residential Quality guidance.

Residential amenity - Policies DM1 and SP1 of the Core Strategy advocate that consideration should be given to effects of development upon the amenity, living conditions and well-being of residents.

In this instance, the proposed development will introduce a residential use into the context of an established residential area.

Whilst it is acknowledged that there will be a marginal increase in activity at the site due to the introduction of new occupiers and as the site has been vacant for a number of years, the relatively limited number of prospective occupiers is unlikely to significantly undermine the amenity of existing residents in terms of coming and goings, noise and disturbance.

In terms of any impact because of the physical presence of the proposed house, including any potential over-dominance, overshadowing or overlooking, it is believed that given the interface distances, relationship with neighbouring properties and proposed window positioning, there is unlikely to be any significant, adverse impact upon living conditions.

It is considered important to protect future and nearby occupiers from any undue noise and disturbance and therefore conditions are recommended in relation to waste management and a restriction to any new window/door openings. A Class C3 use restriction will also prevent any potential over-intensification of use, by preventing the properties from being occupied as HMOs, along with a condition to prevent the property being used as a short-term let.

A further condition has been included to ensure the windows on the side elevation are obscurely glazed to prevent any potential overlooking of the adjacent property.

Impact on the Highway - The proposal includes a single off road car parking space to the frontage. This is considered acceptable, particularly as on-street parking is limited along the narrow cul-de-sac of Thirfield Drive.

In terms of vehicle movements and access, although there is potential for a marginal increase in traffic along Thirfield Drive, it is not considered that the anticipated amount and frequency of vehicle movements will be so excessive that it will jeopardise highway or pedestrian safety or cause congestion on such roads. Highway Services have not expressed any concern in this regard.

Cycle storage – The development includes a secure rear amenity space, where a cycle storage unit can be provided.

Security - It is considered that proposal enhances natural surveillance to the street and through satisfactory planting and boundary treatment will allow for decent levels of defensible space and perimeter security.

To ensure all external fittings and associated works are of a satisfactory standard, it is recommended that a condition of the planning approval should require the completed development to achieve 'Secured by Design' accreditation.

Waste Management - Space is shown, within the rear garden area, for the storage of 4 bins, including relevant recycling receptacles. Bins will be transferred to the property frontage on collection day. Environmental Health and Highways considered this arrangement acceptable.

Affordable Housing - Due to the low number of units proposed there is no requirement to provide any units on an affordable basis, pursuant to policy H8 of the Core Strategy.

Air quality - From an air quality perspective, the proposal is for single residential units only on a site previously occupied by a dwellinghouse. The application site is located close to significant public transport routes with regular Metrolink and bus services nearby. It is therefore envisaged that the location of the proposed development, together with measures forming part of the

development, have the potential to limit any adverse impacts to air quality. It is proposed that a condition is attached requiring a Construction Management Strategy to be submitted, which would include mitigation measures in relation to dust suppression during construction.

Surface Water Drainage - A pre commencement condition has been included to ensure that a surface water drainage is submitted and approved in writing by the City Council prior to above ground works commencing.

Ecology – Greater Manchester Ecology Unit have no objection to the proposed development which is considered to have low ecological potential. A condition has been included to ensure tree/shrub removal is only carried out outside the peak bird nesting season.

Climate Change - As the proposal would result in a single residential unit within the context of a principally residential environment, the impact upon climate change is considered negligible.

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

A condition requires the submission and approval of electric car charging point has also been included. Such a measure will serve to limit the impact the upon climate change.

Construction Management - To ensure construction and demolition is effectively controlled and to prevent any disruption to existing occupiers in the area, or the highway, conditions have been included which requires the submission and approval of a construction and demolition management plans which will need to detail working practices, safety measures, dust suppression, the parking of construction vehicles and the removal of waste.

United Utilities – A condition relating to surface water drainage is requested.

Other Legislative Requirements **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

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

2) No above ground development works above ground shall take place unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.

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

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

Drawings .

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.

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

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

5) The development shall be carried out in accordance with the details contained within the submitted Waste Management Strategy pro forma, as indicated on drawing numbered B1909/1, received by the City Council as Local Planning Authority on 4 September 2023 respectively.

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. No bins shall be stored outside the curtilage of each property, other than on the day of collection.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

6) No development with the exception of demolition and any necessary remedial works, shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, 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 the approved drainage scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

7) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

Reason - To 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 Manchester Core Strategy.

8) The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, 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 which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) Notwithstanding details submitted, no above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment/gates to be erected. The boundary treatment/gates shall be completed before the development hereby approved is

occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

10) Notwithstanding details submitted, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

11) Prior to the first occupation of the development hereby approved, full details of an electric car charging point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of dwellinghouse and be retained thereafter.

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

12) Notwithstanding details submitted, prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1, EN6 and SP1 of the Manchester Core Strategy and National Planning Policy Framework.

13) The dwellinghouse hereby approved shall not be occupied until the space and facilities for bicycle parking have been provided in accordance with details shown on drawing P/20/280/001/A received by the City Council as Local Planning Authority on 3 December 2020. The approved space shall thereafter be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

14) Notwithstanding the submitted Desktop report, before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as Local Planning Authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, DM1 and SP1 of the Manchester Core Strategy.

A revised report should take into account the following:

1. The 'Site History Information' states that previous uses include a brickworks and clay pit, and the 'Recommendations' section states that "the site has been identified as being located on a former extraction pit/quarry". No indication is provided of whether the clay pit was infilled. The Conceptual Model makes reference to potential "Infilled / made ground" and concludes a 'Low' likelihood of gas migration into the building but provides no clarification of the source of any such possible material or its gassing potential, and therefore no justification for the conclusion. It is understood that the previous demolished dwelling was part of a housing estate, but we have no records of the original wider development or any remedial measures, and the site walkover or topographical surveys should provide an indication of whether the site lies on an infilled clay pit or within an excavated area. If the clay pit is infilled, then the potential for ground gas migration requires further consideration.

2. The Site History Information indicates that the former dwelling was built/present during a period when asbestos containing materials were in use, and states that building rubble is present on site. The potential for asbestos being present, either within building rubble or Made Ground associated with the previous structure or any historic infilling, should be addressed.

3. The report states that "The current owners are unaware of any issues on site which could have led to contamination and the site has been used as a garden since the property was purchased." The site walkover photographs indicate that the site is not in current use as a garden and this statement cannot be accepted as evidence of no contamination.

4. The report proposes options of either "soil analysis of the site" or number of mitigation measures including gas membrane, 600mm of clean cover in gardens and barrier water supply pipework. Due to the above stated issues neither option is currently acceptable; either additional Phase 1 information should be submitted to address the points raised or an intrusive site investigation undertaken in accordance with MCC guidance, including the submission of its scope for our approval.

5. The absence of invasive plant species at the site should be confirmed.

15) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) No works to trees or shrubs should take place during the optimum period for bird nesting (March to August inclusive) unless a detailed bird nest survey undertaken by a suitably experienced ecologist, has been carried out immediately prior to clearance and which has been submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policies EN9 and EN15 of the Manchester Core Strategy.

17) 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) the dwellinghouse hereby approved shall not 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 2020, 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 - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouse, or any other boundary treatment to the road frontages, other than expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

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

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

20) Before first occupation of the dwellinghouse hereby approved, the windows on the proposed side elevation, shown on drawing referenced B1909/2, received by the City Council as Local Planning Authority on 4 September 2023 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

Informatives

1. The applicant should ensure the drainage from the new dwelling and landscaping area is designed and constructed 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. We recommend consideration of green SuDS solutions such as rain gardens, bioretention areas, and rainwater harvesting.
2. In order to facilitate access onto the driveway a new dropped crossing will be required via a Section 184 Agreement with MCC Highways, which will be funded by the applicant.
3. Please note, separate consent may be required from BT or other relevant utility company, for the relocation of the existing telegraph pole on Thirsfield Drive to allow a dropped kerb and access to the proposed driveway.

Appendix 1 – List of consultees & neighbours notified

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

3 Thirsfield Drive, Manchester, M11 4BF
9 Thirsfield Drive, Manchester, M11 4BF
3 Slaithwaite Drive, Manchester, M11 4BA
1 Slaithwaite Drive, Manchester, M11 4BA
2 Thirsfield Drive, Manchester, M11 4BF
7 Thirsfield Drive, Manchester, M11 4BF
5 Thirsfield Drive, Manchester, M11 4BF
1 Thirsfield Drive, Manchester, M11 4BF
45 John Heywood Street, Manchester, M11 4BG
10 Thirsfield Drive, Manchester, M11 4BF
8 Thirsfield Drive, Manchester, M11 4BF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA