MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138745/JO/2023
Date registered valid:	6 December 2023
Proposal:	Variation of condition 2 (specified plans), 11 (boundary treatment) and 17 (waste management) attached to planning permission referenced 137915/JO/2023
Address:	Higher Blackley Community Centre, Victoria Avenue, Blackley, Manchester, M9 0RA
Ward(s):	Higher Blackley Ward
Applicant:	Mr Steve Brown, John Southworth
Agent (if any):	Mr Daniel Tomlinson, GWP Architecture
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 January 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 24 December 2023

Standard consultations:
Printed: 6 December 2023 Expired: 27 December 2023

Neighbour notifications
Printed: 6 December 2023 Expired: 27 December 2023

Site notice
Posted: 23 December 2023 Expired: 17 January 2024

Press advert
Published: 12 December 2023 Expired: 26 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises previously developed land and specifically contains the eastern half of the Higher Blackley Community Centre, the former Royal British Legion Club which maintains a central-eastern position within the site, significant areas of hardstanding and some grassed areas. All areas within the site, including both buildings and open land, are currently vacant and fenced off for security purposes.

The site is bounded by Victoria Avenue to the north, a parade of shops to the east, the remaining half of the Community Centre to the west and a tree belt to the south, beyond which are existing residential properties.

There are two existing points of vehicular access into the site directly off Victoria Avenue, which are to be retained as part of the proposals with necessary improvement works. The site is located close to public transport with Victoria Avenue being a local bus corridor.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located in a predominately residential area, largely characterised by two storey semi-detached dwellinghouses.

Description of development

Planning permission is sought for the variation of condition 2 (specified plans), 11 (boundary treatment) and 17 (waste management) attached to planning permission referenced 137915/JO/2023 a previous minor variation application which stems back to host planning permission referenced 125974/FO/2020, which allowed for the erection of 25 dwellinghouses (C3a) with associated car parking, landscaping and boundary treatment following demolition of part of the Higher Blackley Community Centre and Former Royal British Legion and other associated works.

In this case, it is proposed to alter the boundary treatment which necessitates a change to the approved drawing references and waste management strategy.

The amendments sought follow discussions with BT/Telecoms with regards to their services and associated maintenance. Additionally due to a change to the position of the adjoining bus stop. This has resulted in minor layout changes.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – No objection to the proposed amendments.

Relevant Planning History

137915/JO/2023

Variation of condition 12 (ES) and removal of 32 (solar panels) attached to planning permission referenced 136513/JO/2023. Approved 15 November 2023.

136513/JO/2023

Variation of condition 2 (specified plans), 11 (boundary treatment) and 17 (waste management) attached to planning permission 129604/JO/2021 to allow revised bin store arrangement, reconfiguration of driveways and landscaping arrangement and a change to front access to plot 22. *Approved 25 May 2023.*

129604/JO/2021

Variation of condition 26 (EV charging points) attached to planning permission referenced 125974/FO/2020 to allow changes to the specification of electric vehicle charging points. *Approved 19 May 2021.*

125974/FO/2020

Erection of 25 dwellinghouses (C3a) with associated car parking, landscaping and boundary treatment following demolition of part of the Higher Blackley Community Centre and Former Royal British Legion and other associated works. *Approved 26 February 2021.*

105624/FO/2014/N1

Erection of 2.5 metre high boundary treatment, including gates, to perimeter of site. *Approved 1 July 2014.*

105630/DEM/2014/N1

Prior Notification application for the demolition of the former Royal British Legion club building. *Approved 25 June 2014*.

Issues

Policy

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

-Policies DM1, SP1 and EN4, EN6 and EN8 of the Manchester Core Strategy;
-Guide to Development in Manchester (SPD);
-Residential Quality Guidance;
Places for Everyone (Consultation draft);
-National Planning Policy Framework.

Issues

The principle of development was established under planning permission 125974/FO/2020 which allowed for the erection of 25 dwellinghouses (C3a) with associated car parking, landscaping and boundary treatment following demolition of part of the Higher Blackley Community Centre and Former Royal British Legion and other associated works.

In this case the proposal solely relates to conditions 2, 11 and 17 and the impact of amendments to the boundary treatment layout and waste management and to allow the relevant drawing references to be updated. The revisions follow discussions with BT/Telecoms with regards to their services and associated maintenance requirements and due to a change to the position of the adjoining bus stop.

It is believed that on balance, the changes to the conditions are considered less than significant and would result in no material harm to the overall appearance or function of the proposed development, the original design intent, environmental impact or visual amenity.

The conclusions of originally submitted technical assessments approved as part of the host permission would be the same. The proposed amendment would therefore comply with all relevant policy and guidance.

On this basis, the proposed amendments are considered minor and acceptable, according with overarching development plan policy and guidance.

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 polices 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 26 February 2024.

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:

Drawings referenced 882.HT.001 (TYPE 24A-1), 882.HT.001 (TYPE 35A-1), 882.HT.001 (TYPE 35C), 882.HT.001 'Bay Study received by the City Council, as Local Planning Authority 14 January 2021.

Drawings referenced 2240-GWP-01-01-DR-A-(00)-0001_Site Location Plan-P03, 2240-GWP-00-XX-DR-A-(90)-0015_Site Sections 1 of 2-P03, 2240-GWP-00-XX-DR-A-(90)-0016_Site Sections 2 of 2-P02, -P01, 2240-GWP-00-XX-DR-A-(00)-0005_Materials Layout-P02, received by the City Council as Local Planning Authority on 16 May 2023.

Drawings referenced 2240-GWP-00-XX-DR-A-(00)-0003_Proposed Site Plan-P10, 2240-GWP-00-XX-DR-A-(90)-0006_Hard Landscaping Layout-P07, 2240-GWP-00-XX-DR-A-(90)-0010_Boundary Treatments Plan-P10, 2240-GWP-00-XX-DR-A-(90)-0011_Boundary Treatment Types_Details 1 of 3-P04, 2240-GWP-00-XX-DR-A-(00)-0010_Contextual Street Elevations 1 of 2-P05, 2240-GWP-00-XX-DR-A-(00)-0011_Contextual Street Elevations 2 of 2-P03 and 2240-GWP-00-XX-DR-A-(90)-0005_Waste Management-P07, received by the City Council as Local Planning Authority on 5 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 Manchester Core Strategy.

3) The development hereby approved shall only be implemented in accordance with the Construction Environmental Management Plan stamped as received by the City Council, as

Local Planning Authority on 31 March 2021, as agreed as part of discharge of condition application referenced CDN/21/0238.

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

4) The development hereby approved shall only be implemented in accordance with the Bat method statement prepared by Tyler Grange (ref. 13883-R01-JD-19032021), received by the City Council, as Local Planning Authority on 24 March 2021, as agreed as part of discharge of condition application referenced CDN/21/0238.

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

5) The development hereby approved shall only be implemented in accordance with the Local Benefit Proposal received by the City Council, as Local Planning Authority on16 April 2022 as agreed as part of condition discharge application referenced CDN/21/0309

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

Reason - In order to demonstrate a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

6) (a) The development hereby approved shall only be implemented in accordance with the following drainage details, received and agreed as part of discharge of condition application referenced CDN/23/0185:

-E-mail from United Utilities dated 29 March 2023 with attached drawing and drainage calculations;

-E-mail with attachments from Edge Consulting Engineers dated 31 May 2023;

-SUDs/drainage design & calculations received by the City Council as Local Planning Authority on 16 March 2023 and updated by additional information received on 3 April 2023.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

7) (a) The development hereby approved shall only be implemented in accordance with the following details, received and agreed as part of discharge of condition application referenced CDN/23/0185:

Ground Gas Addendum Report produced by E3P (Ref:12-787-r3-1 -October 2021) and Remediation Strategy, produced by IGE Consulting (Ref: 3951-01 / A), received by the City Council as Local Planning Authority on 16 March 2023 and 17 April respectively.

(b) When development commences, it shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and

approved in writing by the City Council as local planning authority prior to the first occupation of the development.

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

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy.

8) The development hereby approved shall only be implemented in accordance with the Construction Environmental Management Plan, received by the City Council, as Local Planning Authority on 31 March 2021 and the Traffic Management Plan received by the City Council, as Local Planning Authority on 24 March 2021, as agreed as part of discharge of condition application referenced CDN/21/0238.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy.

9) The development hereby approved shall only be implemented in accordance with the following external materials, received by the City Council as Local Planning Authority on 16 March 2023 as part of discharge of condition application referenced CDN/23/0185:

- Walls, Brick Michelmerch Hadley Red Wirecut;
- Roofs, Thin edge concrete roof tiles. Marley Edgemere Anthracite;
- Windows, uPVC windows. RAL 7016, dark grey;
- Doors, composite Doors. RAL 7016, dark grey;
- Rainwater goods, black uPVC;
- Soffits and fascias, RAL 7016;

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) The window reveals for the development shall be carried out in accordance with 882.HT.001 'Bay Study' stamped as received by the City Council, as Local Planning Authority, on14 January 2021. For the avoidance of doubt the extent of the window reveals and detailing will be as follows:

- Minimum window reveal 70 mm;

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy.

11) The boundary treatment shall be carried out in accordance with the details shown on drawings referenced 2240-GWP-01-01-DR-A-(00)-0003/P10, 2240-GWP-00-XX-DR-A-(00)-0010/P05, 2240-GWP-00-XX-DR-A-(00)-0011/P03, 2240-GWP-00-XX-DR-A-(90)-0010 and

2240-GWP-00-XX-DR-A-(90)-0011/P04, received by the City Council as Local Planning Authority on 5 December 2023.

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) The development hereby approved shall only be implemented in accordance with the Environmental Standards Matrix produced by Anderson Goddard Ltd (Ref: AG-76528-Design-Rev B) and letter setting out the strategy by GWP Architecture, received by the City Council as Local Planning Authority on 24 August 2023 and 28 September 2023 respectively.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority within 3 months of first occupation of the development hereby approved.

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

13) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.
For the avoidance of doubt this shall include:

-Verification reporting providing photographic evidence of construction;

-Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its life-time;

-Timescale for implementation.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

14) (a) The development hereby approved shall only be implemented in accordance with the submitted hard and soft landscaping scheme shown on drawings referenced 2240-GWP-00-XX-DR-A-(90)-0006/P02. 4370 101/A and 4370 202, received by the City Council as Local Planning

Authority on 25 April 2023, agreed as part of discharge of condition application referenced CDN/23/0185.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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.

15) The development shall only be implemented in accordance with the tree replacement scheme shown on drawing referenced 4370 201 received by the City Council as Local Planning Authority on 25 April 2023, agreed as part of discharge of condition application referenced CDN/23/0185

The approved scheme shall be implemented prior to the first occupation of the development.

Reason - To ensure appropriate quality and quantity of tree replacement is secured in mitigation of the high-quality trees which would be lost as a result of this development pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy.

16) (a) The development hereby approved shall be carried out in accordance with the noise impact assessment stamped as received by the City Council, as Local Planning Authority on 20 January 2020.

(b)Prior to the first occupation of the development, a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority, in order to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic, trams or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

17) The waste management arrangements for development hereby approved shall be carried out in accordance with the waste management pro-forma received by the City Council, as Local Planning Authority on the 20 January 2020 and drawing referenced 2240-GWP-00-XX-DR-A-(90)-0005_Waste Management Layout-P07, received by the City Council as Local Planning Authority on 5 December 2023.

The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

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

18) The development hereby approved shall only be implemented in accordance with the lighting details show on drawing referenced 01 received by the City Council, as Local Planning Authority, on the 16 April 202, as agreed as part of discharge of condition application referenced CDN/21/0309.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

20) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 January 2020. The development shall only be carried out in accordance with these approved details. 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 Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

21) Prior to the first occupation of the development, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy.

22) Prior to first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

-Creation of the vehicular access off Victoria Avenue including junction protection measures together with resurfacing and re-kerbing of the footways and introduction of tactile paving;

-Relocation an existing pedestrian refuge on Victoria Avenue to accommodate the development;

-Provision of suitable traffic regulation orders at the junctions with Victoria Avenue together with the new access roads within the development in the interest of maintaining sight lines;

-Dropped kerbs and tactile paving to all crossing points.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

23) 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) none of the residential units hereby approved 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 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.

24) 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 2020 (or any order revoking and re-enacting that Order with or without modification) the dwellings 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 Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

25) The development hereby approved shall only be implemented in accordance with the Bat and Bird Box Strategy received by the City Council, as Local Planning Authority on16 April 2021, as agreed as part of discharge of condition application referenced CDN/21/0309.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site, pursuant to policies SP1 and EN15 of the Manchester Core Strategy.

26) The car parking spaces shall be fitted with an electric vehicle charging point in accordance with drawing 18025/21 Rev # and type 2, mode 3 charging socket stamped as received by the City Council, as Local Planning Authority, on the 7 May 2021

The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy.

27) The development hereby approved shall only be implemented in accordance with the following driveway drainage details, agreed as part of discharge of condition application referenced CDN/23/0185:

-E-mail from United Utilities dated 29 March 2023 with attached drawing and drainage calculations;

-E-mail with attachments from Edge Consulting Engineers dated 31 May 2023;

-SUDs/drainage design & calculations received by the City Council as Local Planning Authority on 16 March 2023 and updated by additional information received on 3 April 2023.

The development shall be carried out in accordance with the approved details and maintained in situ thereafter.

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

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected other than those expressly authorised by this permission.

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

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

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

30) 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 Manchester Core Strategy.

31) The development hereby approved shall only be implemented in accordance with the Framework Travel Plan received by the City Council, as Local Planning Authority 16 April 2021, as agreed as part of discharge of condition application referenced CDN/21/0309.

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy.

32) The development shall only be implemented in accordance with the site levels shown on drawings referenced 2240-GWP-00-XX-DR-A-(90)-0015/P02 and 2240-GWP-00-XX-DR-A-(90)-0016/P02, received by the City Council as Local Planning Authority on 16 March 2023, agreed as part of discharge of condition application referenced CDN/23/0185.

Reason - In the interest ensure an accurate record of the changes to the site levels at the application site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

108 Heathbank Road, Manchester, M9 0WB
114 Heathbank Road, Manchester, M9 0WB
112 Heathbank Road, Manchester, M9 0WB
110 Heathbank Road, Manchester, M9 0WB
206 Victoria Avenue, Blackley, Manchester, M9 0RR
188 Victoria Avenue, Blackley, Manchester, M9 0RR
211A Victoria Avenue, Blackley, Manchester, M9 0RA
211 Victoria Avenue, Blackley, Manchester, M9 0RA
34 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
32 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
29 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
218 Victoria Avenue, Blackley, Manchester, M9 0RR
Top Flat, 209 Victoria Avenue, Blackley, Manchester, M9 0RA
90 Heathbank Road, Manchester, M9 0NB
84 Heathbank Road, Manchester, M9 0NB
62 Wavertree Road, Manchester, M9 8LJ
67 Wavertree Road, Manchester, M9 8LH
Blackley Dental Surgery, 214 Victoria Avenue, Blackley, Manchester, M9 0RR
63 Wavertree Road, Manchester, M9 8LH
209 Victoria Avenue, Blackley, Manchester, M9 0RA
200 Victoria Avenue, Blackley, Manchester, M9 0RR
196 Victoria Avenue, Blackley, Manchester, M9 0RR
192 Victoria Avenue, Blackley, Manchester, M9 0RR
190 Victoria Avenue, Blackley, Manchester, M9 0RR
36 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
35 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
33 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
31 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
30 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
28 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
216 Victoria Avenue, Blackley, Manchester, M9 0RR
212 Victoria Avenue, Blackley, Manchester, M9 0RR
210 Victoria Avenue, Blackley, Manchester, M9 0RR
208 Victoria Avenue, Blackley, Manchester, M9 0RR
204 Victoria Avenue, Blackley, Manchester, M9 0RR
202 Victoria Avenue, Blackley, Manchester, M9 0RR
198 Victoria Avenue, Blackley, Manchester, M9 0RR
194 Victoria Avenue, Blackley, Manchester, M9 0RR
92 Heathbank Road, Manchester, M9 0NB
88 Heathbank Road, Manchester, M9 0NB
86 Heathbank Road, Manchester, M9 0NB
82 Heathbank Road, Manchester, M9 0NB
80 Heathbank Road, Manchester, M9 0NB
65 Wavertree Road, Manchester, M9 8LH
106 Heathbank Road, Manchester, M9 0WB
104 Heathbank Road, Manchester, M9 0WB
102 Heathbank Road, Manchester, M9 0WB
100 Heathbank Road, Manchester, M9 0WB
98 Heathbank Road, Manchester, M9 0WB
96 Heathbank Road, Manchester, M9 0WB

94 Heathbank Road, Manchester, M9 0WB
60 Wavertree Road, Manchester, M9 8LJ

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