MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137803/NMC/2023
Date registered valid:	8 August 2023
Proposal:	Non material amendment to planning permission referenced 133099/JO/2022 to amend conditions 2,, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 17, 19, 22, 23, 26, 28, 34, 35 and 36 to reflect details which have been discharged together with the introduction of a phasing condition
Address:	Land At Downley Drive, Manchester,
Ward(s):	Ancoats & Beswick Ward
Applicant:	Great Places Housing Association
Agent (if any):	Mr John Cooper Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22.08.2023**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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 site is 0.69 hectares, and bounded by St Vincent Street and the Rochdale Canal, Woodward Place, Downley Drive and Kingham Drive. It is in New Islington and close to Ancoats and Miles Platting. These are areas which have seen significant, recent regeneration with investment in housing and place making.

The western portion of the site is overgrown shrubland and hardstanding and is fenced off. The eastern portion comprises open grassland with mature trees. A footpath cuts through the site from St Vincent Street to Downley Drive.

There is a 3 metres level change from the Rochdale Canal to Downley Drive

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area immediately around the application site contains medium to high density buildings with the larger buildings in the Ancoats conservation area. There are two and three storey family housing along Downley Drive and St Vincent Street. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities.

The site is not in a conservation area but the Ancoats conservation area is adjacent to the northern boundary on the opposite site of the Rochdale Canal. The nearest listed building is the

grade II* Listed Union Street Bridge, 146 metres to the west.
The site is located within Flood Zone 1 and in a critical drainage area.

Description of development

Non material amendment to planning permission referenced 133099/JO/2022 to amend conditions 2,, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 17, 19, 22, 23, 26, 28, 34, 35 and 36 to reflect details which have been discharged together with the introduction of a phasing condition

Consultations & Notification Responses

N/A

Issues

The proposal seeks to update the planning conditions to reflect that this would now be delivered as a phased development. There are delays associated with the implementation of the apartment building. There is also a requirement to reflect the conditions which have been discharged and to allow the conditions to be discharged in phases in the future.

The change is considered to be non material in nature.

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:

Article 35 Declaration

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

1) The proposal seeks to amend conditions 2, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 17, 19, 22, 23, 26, 28, 34, 35 and 36 to reflect details which have been discharged together with the introduction of a phasing condition

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

- 8801-BA-00-00-DR-A-(04) 007-C1 received by the City Council, as Local Planning Authority, on the 8 August 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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

4) The development hereby approved shall be carried out in accordance with the approved Local Labour Statement of Intent and the Local Labour Employment Proposals in writing by the City Council, as Local Planning Authority on 28th October 2022 through CDN/22/0334.
The approved document shall be implemented during the construction of the development.

(b) Within one month prior to construction work being completed on each phase of the development identified on plan ref: 8801-BA-00- 00-DR-A-(04) 007-C1, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the approved Local Labour Employment Proposals above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the Flood Risk and Drainage Strategy prepared by Carley Daines and Partners stamped as received by the City Council, as Local Planning Authority on the 13 May 2021, each phase of the development hereby approved shall be carried out in accordance with the approved detailed surface water drainage strategy including:

- General S104 Drainage for Adoption dated April 2022
- Proposed Surface Water Catchment Areas Plan dated April 2022
- Email response to LLFA queries dated August 2022
- Flow Control details dated July 2022
- Overland flood routes sketch dated August 2022
- Attenuation tank construction detail dated August 2022
- Controlled water summary risk assessment dated July 2021
- Microdrainage calculations for S104 dated April 2022
- Drainage strategy Drawing dated September 2021
- Hydraulic characteristics dated July 2022

- Flood Risk Assessment and Drainage Strategy dated April 2021 prepared by Carley Daines approved in writing by the City Council as the
Local Planning Authority on 28th October 2022 under CDN/22/0334.

Each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be constructed in accordance with the approved details.

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 (2012).

6) (1) The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority on 20th June 2022 under CDN/22/0374.

Prior to the first use of a phase of development hereby approved, the following matters shall be submitted for approval in writing by the City Council, as Local Planning Authority:

2. A programme for post-investigation assessment to include:

- production of a final report on the investigation results.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) (a) Each phase of the development on plan ref: 8801-BA-00-00-DR-A- (04) 007-C1 shall be carried out in accordance with the Phase 1
Preliminary Risk Assessment- Downley Drive, Manchester, Carley Daines and Partners Limited, reference 19-B-12490, dated October 2019, Phase 2 Geo-environmental investigation and assessment - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 25 January 2021, Supplementary Report on Gas Monitoring - Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021 and Phase 3 Remediation Statement - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B12490/Downley Drive, Dated: 9 March 2021, approved under 130390/FO/2021 and Phase 2 Site Investigations dated January 2021, Phase 3 Remediation Statement dated March 2021, and Calibration Certificate dated December 2020 approved in writing by the City Council as Local Planning Authority on 28th July 2022 under CDN/22/0334.

(b) When each phase of the development commences, that phase of the development shall be carried out in accordance with the agreed

Remediation Strategy in Part a) 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 each phase 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 each phase of the development is occupied, then development shall cease and 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 phase of the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy

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

9) Each phase of the development identified on plan ref: 8801-BA-00-00-DRA-(04) 007-C1 hereby approved shall be carried out in accordance with the detailed construction management plan dated April 2021 approved in writing by the local planning authority on 28th October 2022 under CDN/22/0334.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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 (July 2012).

10) Each phase of the development identified on plan ref: 8801-BA-00-00-DRA-(04) 007-C1 hereby approved shall be carried out in accordance with the External Materials Schedule and Sample Photos approved in writing by the City Council, as Local Planning Authority on 6th July 2023 under CDN/23/0237.

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.

11) The window reveals and soffits for each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be carried out in accordance with drawing 8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021. The extent of the window reveals and detailing will be as follows: -

- Minimum window reveal 180 mm and brick soffit (apartments);
- Minimum window reveal 180 mm and brick soffit (dwellings) (front elevations and road facing side elevations only)

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

12) The boundary treatment for each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved shall be carried out in accordance with drawings

1907/p105, 1907/p/05 Rev C and stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 and drawing 1907/p/01 Rev F stamped as received by the City Council, as Local Planning Authority, on March 2022.

The approved details shall be implemented as part of thes 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 reenacting 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 (2012).

13) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt") stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021. The development shall achieve a minimum of 20% improvement over Part L 2013 using SAP09 Carbon Factors and shall aim to achieve 61.1% in carbon on Part L 2013 Building Regulations SAP 09 Carbon Factors.

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 each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 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 Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) Prior to the first occupation of each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, 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.

This shall include:

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

The implementation of the management and maintenance plan shall be implemented for each phase of development in accordance with the timescales agreed and retained for as long as the phase of 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 (2012).

15) (a) The landscaping for each phase of the development hereby approved shall be carried out in accordance with the following hard and soft landscaping drawings:

- Planting Plan (Ref: 1907/C/108)
- Landscaping Plan (Ref: 1907/C/04)
- Site Levels Plan (Ref: 1907/C/05)
- Housing Hard Surfaces and Levels Plan (Ref: 1907/C/06)
- Paving and Edging Details (Ref: 1907/C/101)
Bin Store Details (Ref: 1907/C/102)
- Fencing Details (Ref: 1907/C/103)
- Steel Railings and Gates (Ref: 1907/C/104)
- Gates and Railings (Ref: 1907/C/105)
- Entrance Details (Ref: 1907/C/106)
- General Retaining Wall Detail (Ref: 1907/C/107)
- Landscape Plan (Ref: 1907/C/01)
- Layout Plan (Ref: 1907/C/02)
- Boundary Treatment Plan (Ref: 1907/C/03)

16) (a) Notwithstanding the Noise Assessment prepared by Sandy Brown stamped as received by the City Council, as Local Planning Authority
13 May 2021, prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007- C1, a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of that phase of the development.

Noise survey data must include measurements taken during a rushhour period and nighttime to determine the appropriate sound
insulation measures necessary. The following noise criteria will be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual
noise events shall not exceed 45 dB L Amax,F by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
- Gardens and terraces (daytime) 55 dB L Aeq

Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a verification report will be required 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.

A verification report and measures shall be agreed until such a time as the phase of the development complies with part (a) of this planning condition.

(c) 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 or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 andDM1 of the Core Strategy

(2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) (a) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, details of
any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment, and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a verification report will be required 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.
A verification report and measures shall be agreed until such a time as the phase of the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) The waste management arrangements for each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, hereby approved shall be carried out in accordance with Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.

The details shall be implemented prior to the first occupation of each phase 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.

19) Each phase of the development identified on plan ref: 8801-BA-00-00-DR-A- (04) 007-C1, hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn.

Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of each the phase of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the phase of the development and shall remain in operation for so long as the phase of the development is occupied.

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 Core Strategy.

22) Prior to the first occupation of "Phase 1" of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, 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 cycle storage arrangements for the apartment, "phase 2" of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be carried out in accordance with drawing 8801-BA-00-00-DR-A-(04) 200 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.

The approved details shall be implemented prior to the first occupation of each phase 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 (2012).

23) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 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. This shall include the following:

- Details of new areas of highway including possible adoption.
- Alterations of existing highway including creation of new vehicular access points, dropped kerbs and tactile paving to Woodward Place, Wooward Street, Kingham Drive, Downley Drive and St Vincent Street.
- Details of the uncontrolled crossing points at Downley Drive junction with the new road and at St Vincent Street.
- Resurfacing of existing carriageway and footway including introduction of tactile paving to crossing points.
- Double yellow lines waiting restrictions to St. Vincent Street and the introduction of No Wating at Any Time restrictions for of St. Vincent Street east in its entirety including the turning head and a section of St. Vincent Street west.
- No Waiting at Any Time restrictions to Downley Drive turning head; and,
- Waiting restrictions at the following junctions (as shown in Drawing No. 1741/01)
o Downley Street / Woodward Street;
o St. Vincent Street / Woodward Street; and,
o Woodward Place / Woodward Street.

The approved scheme shall be implemented and be in place prior to the first occupation of each phase of the development hereby approved and thereafter retained and maintained in situ for as long as each phase of 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 (2012).

26) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved, details of the number, siting and appearance bird and bat boxes for each phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each phase of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

27) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, details and specification of 7 kw fast charging electric car charging points for each dwellinghouse in relation to "Phase 1", and 20% of the apartments car parking space in relation to "Phase 2", shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the phase 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 (2012).

28) Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme in relation to each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007- C1 shall be submitted to and approved in writing by the City Council as Local Planning Authority. Each phase of 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 Core Strategy.

34) Each phase of development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.

In this condition a Travel Plan means a document which includes:

vi. the measures proposed to be taken to reduce dependency on the private car by those living at the development.
vii. a commitment to surveying the travel patterns of residents during the first three months of the first use of the
development and thereafter from time to time.

viii. mechanisms for the implementation of the measures to reduce dependency on the private car.
ix. measures for the delivery of specified travel plan services.
x. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above 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 relevant phase of 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 (2012).

35) Prior to the first use of "Phase 2" of the development on plan ref: 8801-BA00-00-DR-A-(04) 007-C1 hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections).

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

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) Prior to the first use of each phase of the development on plan ref: 8801-BA00-00-DR-A-(04) 007-C1 hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments - in relation to "Phase 2", and the dwelling houses - in relation to "Phase 1", hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 17. The approved details shall then be implemented prior to the first use of each phase of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

37) The development shall be delivered on a phased basis as shown on drawing 8801-BA-00-00-DR-A-(04) 007-C1 received by the City Council, as Local Planning Authority, on the 8 August 2023

Reason – To clarify that this is a phased development pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA