

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137539/NMC/2023

Date registered valid: 12 July 2023

Proposal: Non material amendment to planning permission referenced 130515/MO/2021 to alter the wording of condition 2 (specified plans) and condition 6 (landscaping) to allow change to hard landscaping details

Address: Land Off Cringle Road, Levenshulme, Manchester

Ward(s): Levenshulme Ward

Applicant: Towerhouse Systems

Agent (if any): Mr Julian Austin Paul Butler Associates

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03 August 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 located in Levenshulme and covers approximately 1.66 hectares and comprised an area of open land which was formerly used for the grazing of animals. The land also formed part of a wider area of semi natural open space 'Highfield Country Park', together with open space which straddles the Manchester and Stockport administrative boundaries. There were two main plots of land which formed part of the previously approved scheme : - Plot 1 to Cringle Road which was approximately 0.3 hectares and consisted of a series of low rise buildings and associated structures forming a small enclosure where animals were grazed. There was a public entrance to the site during the summer months as part of an animal farm. The site was secured by a low boundary fence; - Plot 2 (to the rear of plot 1) was approximately 1.3 hectares and was used for equestrian grazing.

The plots were bounded by Cringle Road to the south, a footpath/access road known as Nelstrop Road North to the east and Highfield Country Park to the north and west. The topography of the site was relatively flat. There was no formal means of vehicular access to the site at the time the earlier application was considered, with minor servicing taking place from Nelstrop Road North. There was a significant and mature tree line which bounded the site to the north of the site together with more limited coverage to the east, south and west boundaries. This tree and vegetation coverage formed a mature landscape setting to the previously approved scheme particularly when viewed in the context of the wider Highfield Country Park.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Beyond the Country Park, the surrounding area is characterised by two storey residential properties. The properties located along Cringle Road, Wilsthorpe Close, Red Rose Crescent, and Lingcrest Road are semi-detached in nature. Immediately to the east of the site (beyond the eastern footpath and into Stockport's boundary) there is also an area of open land which forms part of a 'green chain' and strategic open space within the Stockport Development Plan.

The Highfield Country Park, which bounds the site to the north and west, forms part of an area identified as an area of Natural and Semi-natural open space within the Manchester City Wide Open Spaces, sports and recreation study. The entire area (including the application site) is subject to a saved policy LL3 within the Unitary Development Plan for the City of Manchester (1995). The application site has been the subject of two previous outline planning applications for the redevelopment of the site for 57 new dwellings (116474/OO/2017 and 122042/OO/2018). An appeal was made against the refusal of planning application 116474/OO/2017 and although this appeal was dismissed, the principle of the need to protect the land from development was not sustained.

Planning History

122042/OO/2018- Outline planning application for the erection 57 dwellings, with all matters reserved expect for access, with associated access off Cringle Road, car parking, landscaping and other associated works.

Land Off Cringle Road Manchester.

Allowed on appeal .

130515/MO/2021 - Reserved Matters Application for the approval of appearance, layout, scale and landscaping, following the approval of outline permission referenced 122042/OO/2018 for the erection 57 two storey dwellings with associated access off Cringle Road, car parking, landscaping, boundary treatment and other associated works.

Land Off Cringle Road Manchester.

Approved subject to conditions on 6th September 2021.

132577/NMC/2021

Non material amendment to Reserved Matters Approval 130515/MO/2021 to modify the layout, elevational alterations and roof design.

Land Off Cringle Road

Approved 26th October 2022.

Previously approved development

The reserved matters submission included details of layout, scale, design and external appearance and landscaping. The approved scheme comprised the provision of 57 family homes of which 29 would be 4 bedroom and 28 3 bedroom. 11 of the new homes (9, 3 bed and 2, 4 bed) were to be affordable (equating to 20% of the scheme) and available on a shared ownership basis and were to be delivered by the applicant in conjunction with Southway Housing. The affordable homes were to be spread across the site and delivered to the same standard as the open market homes. Each house included a car parking space fitted with an electric charging point, with the rear gardens containing a refuse storage area and a bike shed. The proposed dwellings were arranged around a new circular internal access road with the principle access to the site from Cringle Road. A small cul de sac was shown in the south eastern corner of the site. In the north eastern corner, four properties were to be accessed from a small shared surface.

The previously approved development comprised properties would be two storeys in height and comprised of 4 different house types across the site. House Type A/B comprised either a semi-

detached or detached property with a front gable and pitched roof. The façade was masonry with dark grey roof tiles. There was a flat roof section for these property types which consisted of a green roof. The approved windows had a vertical emphasis set within deep reveals. House Type C/D was a smaller than house type A and B with the gable to the side of the property, a lower ridge height and shallower roof pitch. The front elevations included a box bay window. The facades of the dwellinghouses were masonry consisting of either buff/cream brick with a contrasting grey brown brick or red/buff brick with contrasting red brick. Window frames were grey to contrast with the brick types.

Each property benefitted from a front and rear garden area, with the front garden consisting of a grass lawn and driveway. A front boundary brick wall defined the front of the property with a hedge behind. Permeable block paving was to be laid for the driveways to manage surface water. Photovoltaic panels were to be provided to the roof of each property providing a source of renewable energy. The rear of the properties consisted of a patio and lawn area together with refuse and cycle store. New trees were to be planted in the front and rear gardens. The boundary treatment to the rear comprised close boarded to provide privacy and security. 64 new trees were to be planted at the site to mitigate against the loss of the 8 trees which were permitted to be removed as part of the outline approval. The previously approved scheme was supported by the following information: - Detailed drawings and landscaping proposals; - Updated Below Ground Drainage Strategy; - Planning Statement; - Arboricultural Impact Assessment & Method Statement - Ecological Statement - Crime Impact Statement - Environmental Standards Statement – Supplementary Note

A further Non material Amendment application to modify the layout, elevational alterations and roof design ref: 132577/NMC/2021 was approved on 7th February 2022. As part of that application the approved drawings L (-2)110 House type A layout rev.02, L(-2)210 House B Layouts rev.01, L(-2)310 House C Layouts rev.02 and L(-2)410 House D Layouts rev.01, included an annotated reference to the use of Marshalls tegula paving pennant grey for the driveways and private footpaths, with Indian stone paving to the rear of the proposed dwellings.

Description of development

Consent is sought for a non material amendment to approval ref: 130515/MO/2021 to alter the wording of condition 2 (specified plans) and condition 6 (landscaping) to allow changes to hard landscaping details. The submission proposes a comparable product for the specification of the previously approved block paving and flag paving previously approved and provides the specification for the other areas of paving (with no specification) on the approved landscape drawing).

The materials proposed are :-

Driveway block paving - Tobermore Hydropave Shannon - colour -bracken

Footpath on private driveway- Tobermore Hydropave Shannon - colour -charcoal

Proposed flag paving within curtilage of property - Tobermore natural textured flag

Consultations & Notification Responses

Not applicable.

Policy Context

These include Core Strategy policies SO1 (Spatial Principles), SO2 (Economy), SO6 (Environment), SP1 (Spatial Principles), T1 (Sustainable Transport), T2 (Accessible areas of opportunity and needs), H1 (Overall Housing Provision), H4 (East Manchester), H8 (Affordable Housing), EN1 (Design principles and strategic character areas), EN4 (Reducing CO2 emissions by enabling low and zero carbon development), EN5 (Strategic Areas for low and

zero carbon decentralised energy infrastructure), EN6 (Target framework for CO 2 reductions from low or zero carbon energy supplies), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste), and DM1 (Development Management).

Saved UDP policies DC7 (New Housing Developments), DC26 (Development and Noise) and LL3 (Environmental Improvements and Protection) , and the guidance provided in the National Policy Planning Framework, the NPPG, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007) , Manchester Residential Quality Guidance (2016) , Manchester's Green and Blue Infrastructure Strategy 2015

Issues

Non material change

The proposed developments have been assessed, and it can be confirmed that the changes are considered to be of a non material nature and are considered to be acceptable to the City Council as Local Planning Authority.

The revisions to the approved scheme relates to the changes to the wording of condition 2 (specified plans) and condition 6 (landscaping) to allow change to hard landscaping details.

It is considered that the proposed revisions would not have a detrimental impact in terms of visual appearance , and amenity of the adjoining residential properties.

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:

Article 35 Declaration

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

Paragraph One

The revisions to the approved scheme relate to the changes to the wording of condition 2 (specified plans) and condition 6 (landscaping) to allow change to hard landscaping details.

Condition no.2 -Specified Plans

2) The development hereby approved shall be carried out in accordance with the following drawings and documents: L(-2)110 Rev 02, L(-2)210 Rev 01, L(-4)100 Rev 01, L(-4)101 Rev 01, L(-4)102 Rev 02 and L(-4)200 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 13 August 2021 L(--010 Rev 01, L(-2)310 Rev 01 and L(-4)003 stamped as received by the City Council, as Local Planning Authority, on the 6 August 2021 L (-)000, L(--011, L(--012, L(--013, L(--014, 101 Rev F, 202 Rev B, 203 Rev B, 204 Rev B, L(-2)410, L(-3)100, L(-3)200, L(-4)001, L(-4)002, L(-4)301, L(-4)400 and WECE-258-E-01 REV P2 stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021 2714 201C, 2714 203C and 2714 204C stamped as received by the City Council, as Local Planning Authority, on the 18 June 2021 Response note from Paul Butler Associates dated 6 August 2021 Ecology Statement, Drainage strategy, refuse swept path (SCP_200217_ATR04), Design and Access Statement, ESS supplementary Statement, Planning Statement and Crime Impact Statement Rev B stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021

AS AMENDED BY :-

L(-1)012, L(-2)110 Rev 03, L(-2)210 Rev 02, L(-2)310 Rev 02, L(-2)410 Rev 01, L(-4)001 Rev 01, L(-4)002 Rev 01, L(-4)100 Rev 02, L(-4)101 Rev 02, L(-4)200 Rev 02, L(-4)300 Rev 01 and L(-4)400 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 December 2021

As AMENDED BY:-

L(-2)110 House A Layouts rev.04
L(-2)210 House B Layouts rev.03
L(-2)310 House C Layouts rev.03
L(-2)410 House D Layouts rev.02
2714 101 rev.H – Landscaping Layout
Received on 12th July 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 (2012).

Condition no.6 – Landscaping

6) The landscaping scheme shall be carried out in accordance with drawings 201C, 203C and 204C stamped as received by the City Council, as Local Planning Authority, on the 18 June 2021 , drawing 202 B stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021 , drawing 2714 101 rev.H – Landscaping Layout received on 12th July 2023.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree

or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy(2012).

Paragraph Two

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 local planning authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

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 (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA