

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135788/FO/2022

Date registered valid: 1 February 2023

Proposal: Erection of 20 no. two storey residential dwellings (Class C3) with associated parking, landscaping and boundary treatment and access from Benmore Road

Address: Former White Moss Road Day Care, Manchester, M9 6DN

Ward(s): Charlestown Ward

Applicant: Mr Aidan Jackson, The Guinness Partnership Limited

Agent (if any): Mr David Smith, John McCall Architects

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

Recommendation: Approve

Date of recommendation: **19 September 2023**

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Dwellings

Date of site visit: 20 February 2023

Standard consultations:

Printed: 8 February 2023 Expired: 1 March 2023

Neighbour notifications

Printed: 8 February 2023 Expired: 1 March 2023

Site notice

Posted: 20 February 2023 Expired: 13 March 2023

Press advert

Published: 14 February 2023 Expired: 7 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to the Former White Moss Road Day Care within the north Manchester ward of Charlestown. The site is located to the south of White Moss Road, to the south and west of the site sits Benmore Road and to the east sits Pembridge Road. The site measures approximately 5,283m² and is irregular in shape. The site comprises of vacant land following the demolition of a care home on the site (see planning history section for more information). The site has minimal changes in levels.

During the site visit, the site consisted of soft landscaping with some large, mature trees. The perimeter of the site is bounded by a metal railing fence with low hedges growing over some of the railings. The north of the site is bounded by the rear of properties along White Moss Road, the east of the site is bounded by the rear amenity space of flats and dwellinghouses along Pembridge Road. The south of the site is bounded by a pavement in connection with Benmore Road (south) with residential properties sited opposite the southern face of the applicant site. The south west of the site is bounded by a pavement in connection with Benmore Road (west) with residential properties sited opposite. The north west of the site is bounded against amenity space in connection with flats along Clement Stott Close.

The area immediately surrounding the site is characterised by two/ three storey properties, although they differ in design and property formation. Properties to the south of the site consist

of red brick, two storey semi-detached properties. Properties to the west along Benmore Road consist of a similar house type, but in a terraced formation. Properties to the north west of the site within Clement Stott close are two storey brick terraced properties but built in a lighter red brick colouration. The properties backing the applicant site to the north along White Moss Road are characterised by two storey, red brick terraced and semi-detached properties, with some characterised by large mansard roofs. A large, three storey block of flats with two single storey elements with pebble dash type render and large window openings within the primary elevation of the property is sited to the east of the application site. Further to the north east bordering the applicant site sit more traditional, two storey red brick semi-detached properties.

Description of development

The submitted application seeks planning permission for the erection of 20 no. two storey residential dwellings (Class C3) with associated parking, landscaping and boundary treatment and access from Benmore Road.

The proposal would create 10no. 2B4P properties (4no. Type 1 and 6no. Type 2) with an internal floor space of 83m² and 10no. 3B5P with an internal floor space of 96m². Units 1-6 would be sited to the east of Benmore Road (west) with the primary elevations of the properties looking onto Benmore Road (west). A new access road would be created within the site and access would be available off Benmore Road (south). The remaining units (Unit 7 to 20) would be sited around the perimeter of the new road.

Each property would benefit from off street parking. All properties except unit 11, unit 12, unit 14, unit 16 and unit 17 would benefit from one off street parking space. The units listed would benefit from two parking spaces in the form of a long extended driveway. Each property would benefit from a section of small landscaping to the front of the property and the majority of the amenity space would be sited to the side/ rear of the properties. Each property would benefit from secure rear boundaries with lockable access gates to the rear and boundaries to the front would benefit from brick walls and railings. Bin storage would be sited for each property within rear amenity spaces.

1 Air Source Heat Pump (ASHP) would be installed for each of the dwellinghouses.

Amended Plans

Plans have amended from those originally submitted. Amendments included changes to the layout in terms of car parking provision, incorporating incidental green spaces within the curtilage of properties and increasing the internal spaces of the properties to ensure compliance with Manchester's Emerging Space Standards.

Further supporting information was submitted for consideration during the course of the application including crime statements, open space assessment, window reveal details, updated drainage report, bat report, landscaping scheme, swept path analysis and the location and use of ASHPs.

A re-notification period for 21 days was undertaken to ensure consultees and neighbours had sufficient time to consider any changes/ additional supporting documentation.

Planning History

101209/DEM/2012/N1- Whitemoss Community Resource Centre- Prior notification for proposed demolition of 2 storey former community resource centre.
Approved 24 January 2013.

Previous planning history exists for the site when the care home was in operation.

Consultations & Notification Responses

Local Residents

Local residents were consulted on the application and 1 response was received by a neighbour. The neighbour raised concerns about the close proximity of the development to their property and the loss of light that would be caused as a result of the development. The neighbour welcomed the development to the site but would rather have seen community facilities than houses proposed for development. The neighbour also suggested a communal community garden would be preferable over the private gardens proposed.

Arboricultural Section

The arboricultural section were consulted on the application and provided the following response:

Would like to see more trees retained, it is apparent that due to the odd shape of the site and limited potential access points, a site layout change is unlikely.

There are no Cat A trees on this site and therefore focus is on the Cat B trees, many of which have several defects from lack of previous management.

No objection to the proposals for this site, however, the Weeping Willow proposed for retention must be adequately protected during the development in accordance with BS:5837.

Comments following re-notification period (10- 31 August 2023):
Happy with the landscaping scheme

Greater Manchester Police

Greater Manchester Police were consulted on the application and provided the following comments:

Recommend that the development is built to Secured by Design standards.

Comments following re-notification period (10- 31 August 2023):
GM Police assessed the revised scheme and had no additional comments to make.

Highway Services

Highways were consulted on the application and provided the following response:
The site is considered to be adequately accessible by sustainable modes and is in close proximity to a range of local bus services.

It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

The quantum of on-site car parking being provided is acceptable to Highways and we would recommend that secure cycle storage is also provided to each property. Each

dwelling is to have electric vehicle charging provision (minimum 7kW).

Whilst they do not object to the principle of driveway provision directly off Benmore Road, it is noted that on-street parking already takes place outside the existing properties opposite (18-28), and they seek clarification through vehicle swept path submission that access to the proposed driveways can be accomplished. If this is not possible, then it may be necessary to widen the road to accommodate the driveway access requirements.

Double driveway spaces are required to be a minimum of 6m wide (which would including any adjacent footpath) and a minimum of 6m long (to prevent vehicle overhang) and we seek confirmation that this is the case. Where driveways are in-line, then a minimum width of 3m is required.

In terms of boundary treatment, the proposals provided to the front of properties offer sufficient vehicle/pedestrian intervisibility which is acceptable to Highways.

The proposed site access to the estate off Benmore Road is acceptable in principle. It should be noted that the kerbline to the existing footway on Benmore Road opposite existing properties 61-71 appears to be dropped and existing residents seem to park here.

Whilst this means that the adjacent remaining footway is quite narrow, it is suggested that this arrangement is largely retained except in the immediate vicinity of the new site access. In terms of visibility splay provision, only a 25m splay is required since Benmore Road has a 20mph speed limit. If the new estate road is to be adopted it will require a 20mph speed limit like those on the surrounding roads which would require the progression of a traffic regulation order.

The existing site access will be removed, and full kerb height footway reconstruction provided. It is also required that the existing adjacent footway is resurfaced along the north-west side of Benmore Road.

In terms of site road adoption, whilst the main parameters are met (5.5m carriageway with 2m footways), the turning head does not provide complete footway provision. This is required for adoption purposes, and it also needs to be demonstrated that the swept path for the waste collection vehicle can still be achieved.

Subject to the above swept path verification, the waste management proposals are acceptable to Highways.

Should the planning application be approved then alterations to the highway will be required and are to be undertaken through S278 agreement between the developer and MCC which would include any required technical approval. The following link can be used: https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements
It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place. A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 team.

The minimum standard S278 technical approval timescale is between 4-6 months, TRO's

can take 10-12 months.

An independent 'Stage 2' Road Safety Audit will be required; this may necessitate design changes with all costs attributable to the Developer.

For any projects that require a S278 and/or S38 highway agreement a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly. The scope and study area of the RSA1 will be agreed on a site by site basis however, as a minimum, it is expected to include the following:

- o 5 years of accident history
- o Audit of key pedestrian routes (crossing points, footway widths, condition etc.)
- o Audit of key cycling routes (ASLs, cycle lanes etc.)
- o Highway layout including, but not limited to (visibility assessments, speed limits, TROs, traffic calming etc.)

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Should the planning application be approved it is required that a Construction Management Plan be conditioned which shall include, where appropriate the following details:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Suggested planning conditions:

1. Off-Site Highways;
2. Construction Management Plan.

Comments following re-notification period (10- 31 August 2023):

The following comments were received following the re-notification period:

The submitted swept path information demonstrates that there is adequate space for the waste collection vehicle. The information also demonstrates that access to the proposed driveways can be accomplished.

Suggested planning conditions:

1. Off-Site Highways;
2. Construction Management Plan.

GM Ecology Unit

GM Ecology Unit were consulted on the application and provided the following response:

Summary

Further information on bats and ecological mitigation is recommended. Other potential ecological issues include nesting birds and Japanese knotweed.

Bats

A number of mature trees will be lost, at least one of which is noted as having bat roosting potential and in need of further assessment. Whilst the consultant also notes that bats may be roosting in nearby properties, I am satisfied that it is extremely unlikely that a development of this scale and nature would result in disturbance of roost in adjacent buildings.

I recommend that prior to determination clarification/update of the bat roosting potential of all mature trees proposed for removal is provided.

Other Protected Species

I am satisfied that it is very unlikely that there will be any other protected species issues associated with this site. Whilst reptile surveys have been recommended we would regard it as extremely unlikely that any such species would be present based on our local knowledge of reptile populations across Greater Manchester. No further information or measure are required.

Nesting Birds

The majority of the existing trees and shrubs will be lost, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Wild Strawberry

Wild strawberry is recorded in the sward. It is however likely garden escapes and is also widely planted in conservation schemes and sold in garden centres as a herb. I therefore do not regard them as a constraint. It can be transplanted into other amenity grassland. The detail can be conditioned.

Hedgehog and other small Mammals

The consultant notes that hedgehog may utilise the site to hibernate or nest during the summer months. I accept that there is a potential risk given the density of bramble present along some boundaries. I recommend a condition along the following lines is applied to any permission.

Prior to any earthworks or vegetation clearance a reasonable avoidance measures method statement for hedgehog covering both site clearance and construction will be provided to and agreed in writing by the LPA

Japanese Knotweed

Japanese knotweed was identified on the site. Species such as Japanese are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. I recommend a condition along the following lines is applied to any permission.

Prior to any earthworks a method statement detailing eradication and/or control for Japanese knotweed should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

Proximity to Baileys Wood Site of Biological Importance (SBI)

I am satisfied that the risk of negative impacts to this SBI, part of which is as they correctly note ancient semi-natural woodland is very low. No further information or measures are required.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of around 0.5ha of grassland and a number of mature trees. This will be replaced with buildings, gardens, landscaping and trees. The proposal in its current form will in my opinion result in a net loss of biodiversity contrary to the NPPF. There will also be a loss of bird nesting opportunities.

The main issue is the mitigation for the loss of the mature trees. I recommend that the landscape proposal include only native trees and include native hedge planting as part of the boundary treatment. Suitable tree species include silver birch (*B. pendula*), rowan (*Sorbus aucuparia*), bird cherry (*Prunus padus*), wild cherry (*Prunus avium*) and hawthorn, whilst hedge planting could include beech, hornbeam, hawthorn or holly. With regards nesting birds, I recommend 50% of houses include a sparrow terrace. As enhancement I also recommend a percentage of houses include a bat brick. This would still not in my opinion achieve net gain for the area based habitats owing to the value of the urban trees that will be lost. Net gain of hedge and full mitigation for nesting birds and bats could be achievable on the site. *I would recommend that a biodiversity net gain (BNG) assessment is provided prior to determination.*

Comments following re-notification period (10- 31 August 2023):

The following comments were received following the re-notification period:

Summary

Further information on ecological mitigation is recommended.

Bats

The trees on site have now been assessed for bats. Several were assessed as having low bat roosting potential. No trees have moderate or high bat roosting potential. In-line with best practice, soft felling of the trees with low bat roosting potential has been recommended. I have no reason to doubt the findings or recommendations of the report. I recommend a condition along the following lines is applied to any permission.

The removal of trees called T01, T02, T05, T06, T09 & T10 may have the potential to cause harm to bats as identified in the Technical Note – Ecology Atkins dated 17/07/2023 and shall not in any circumstances occur unless a Precautionary Method of Working has been provided to and agreed in writing by the local planning authority

Other Protected Species

My previous recommendations of the 27th February 2023 still apply.

Nesting Birds

My previous recommendations of the 27th February 2023 still apply.

Wild Strawberry

My previous recommendations of the 27th February 2023 still apply.

Hedgehog and other small Mammals

My previous recommendations of the 27th February 2023 still apply.

Japanese Knotweed

My previous recommendations of the 27th February 2023 still apply.

Proximity to Baileys Wood Site of Biological Importance (SBI)

My previous recommendations of the 27th February 2023 still apply.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of around 0.5ha of grassland and a number of mature trees. This will be replaced with buildings, gardens, landscaping and trees. I note the use of native tree and hedge species in the revised landscape scheme, which I welcome but it will however still in my opinion result in a net loss of biodiversity as the majority of the landscaping is within the gardens and therefore regarded as part of the vegetated garden. *I therefore still recommend a biodiversity net gain (BNG) assessment is provided prior to determination.*

Mitigation for nesting birds and bats can be provided via condition.

Environmental Health

Environmental Health were consulted on the application and provided the following response:

Construction Management Plan

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

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

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

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

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

**The applicant should refer to MCC's noise from building sites [webpage](#) for further guidance and also [IAQM/EPUK Construction Guidance](#) on controlling emissions.*

NSE4

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

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

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

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

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

**We have reviewed the submitted E3P Noise Impact Assessment, ref 50-477-R1-1, dated 19th November 2021, and can provide the following comments:*

- 1. The report states that measurements were obtained during 10:00-13:00 hrs on a weekday. Clarification should be provided for why an extended survey in accordance with [MCC's guidance](#), including night-time monitoring, was not undertaken.*
- 2. Section 4.1 of the report states that "Only rear garden areas are assumed to be used for relaxation purposes." As per the above recommended standard condition, 55 dB LAeq is the maximum level for all external amenity areas for residential developments. Clarification should be provided for this item.*

We will provide further comments on the report's conclusions and recommendations when the above points have been addressed.

REF*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

**We have the following comments regarding the submitted information:*

- 1. The submitted proforma appears to have been incorrectly completed regarding the total number of bins to be provided.*
- 2. The Waste Management Strategy must include details of internal stores for both waste and recycling, including any plans and designs.*
- 3. The drawing referenced in the proforma, Drawing No. 1785 PL.003, does not show external bin storage areas or refuse wagon routes and collection locations; this should be amended.*
- 4. The applicant should be aware of MCC's Waste storage and collection guidance for new developments, specifically the maximum distances for householders to transfer bins to collection locations.*

AIR QUALITY*

a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

**The submitted proposed site plan includes a proposal to include 7kW EV charge points for each dwelling, which is accepted. The developer should refer to IAQM Planning guidance for further information on boilers etc if relevant.*

CLAND01*

a) 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.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

**We have reviewed the following submitted Curtins reports and provide comments below:*

- *Phase 1 Preliminary Risk Assessment, ref 077873-CUR-00-XX-RP-GE-008 rev V01, dated 07 May 2021*
- *Phase 2 Geo-Environmental and Geotechnical Report, ref 077873-CUR-00-XX-RP-GE-041-P01, dated 28th November 2022*

1. Phase 1 report: no comments.

2. Phase 2 report:

- a. Section 8.0 states "A suitable thickness of clean and inert capping should be installed in all private gardens and areas of soft landscaping, detailed in a remediation strategy." This proposal is accepted, and a remediation strategy in accordance with MCC's guidance should be submitted for approval.*
- b. Section 6.0: The gas risk assessments for the two stated end use scenarios conclude that gas protection measures are required for both situations. Section 8.0 states that "No gas protection measures will be required for the proposed residential development." This discrepancy should be clarified.*
- c. Calibration certificates for the gas monitoring equipment are required for the periods monitored.*

Comments following re-notification period (10- 31 August 2023):

The same comments were received from the response made in the re-consultation period.

Works and Skills (MCC) Team

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

Comments following re-notification period (10- 31 August 2023):

The following comments were received following the re-notification period:

Comments following discussion with Environmental Health regarding Air Source Heat Pumps to be used at the site:

The consultant will need to consider the cumulative impact / rating at the receptors of the units in operation , especially where the units are in such close proximity to one another such as those identified in block 4,5 and 7 and also include any acoustic feature penalties for characteristics such as intermittency which would be expected with this type of equipment.

Also, the internal noise assessment for the proposed residential properties will need to be updated to reflect the new noise source being introduced and recommendations providing where required.

NSE6

External plant/equipment/servicing

a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

MCC Flood Risk Management Team

MCC Flood Risk Management Team were consulted on the application and provided the following comments:

The information uploaded to the Planning Portal from 19 Dec 2022 to 01 Feb 2023 has been considered.

Condition 1: No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

o A finalised drainage layout showing all components, outfalls, levels and connectivity;

- o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- o A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.
- o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;
- o Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- o Hydraulic calculation of the proposed drainage system;
- o Construction details of flow control and SuDS elements.

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

Condition 2: No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details 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.

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.

INFORMATIVE:

MCC records highlights an underground culverted watercourse (Lionfield Brook) is located within close proximity to the site (approximately 30m north of the site and 60m west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets

are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Comments following re-notification period (10- 31 August 2023):

The following comments were received following the re-notification period:

The information uploaded to the Planning Portal from 19 Dec 2022 to 07 Aug 2023 has been considered, including AJP Flood Risk Assessment (FRA).

- AJP FRA includes Hydraulic modelling; however, no surface water manhole schedules have been included. The approved modelling report will need to include all engineering parameters.
- AJP FRA recommends infiltration testing is yet to be undertaken, this has the potential to change the overall drainage strategy if deemed viable.
- Specific approval from United Utilities (UU) for a new connection is required. Currently the document states UU will “consider a connection to the 450mm diameter public combined sewer within Benmnore Road”.
- Construction details of flow control are not included within the report.

We would therefore recommend the below conditions:

Condition 1:

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

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;
- Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- Hydraulic calculation of the proposed drainage system, including all engineering parameters;
- Construction details of flow control and SuDS elements.

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

Condition 2:

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details 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.

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.

INFORMATIVE:

MCC records highlights an underground culverted watercourse (Lionfield Brook) is located within close proximity to the site (approximately 30m north of the site and 60m west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

United Utilities

United Utilities were consulted on the application and provided the following comments:

DRAINAGE

Following our review of the submitted drainage documents; Drainage Strategy Ref: 5218589-ATK-BN-XX-DR-D-0602, Rev: P02 Dated: 31/01/23, the plans are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems.

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

We request the following drainage condition is attached to any subsequent approval:

CONDITION

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

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

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

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

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

The applicant can discuss any of the above with Developer Engineer, Ashleigh Bellerby, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to

accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design

<https://www.unitedutilities.com/buildersdevelopers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

Comments following re-notification period (10- 31 August 2023):

The following comments were received following the re-notification period:

DRAINAGE

Following our review of the submitted Flood Risk Assessment, Drainage Strategy Ref: 5218589-ATK-BN-XX-DR-D-0602, Rev: P02 Dated: 31/01/23, we can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. We request that the applicant submits a plan outlining the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum and an indicative foul and surface water drainage strategy (including cover and invert levels). It is our recommendation this information is submitted for our review so that any risk of sewer surcharge can be further assessed. The applicant should note that it may be necessary to raise finished floor and ground levels and / or include mitigation measures to manage the risk of sewer surcharge.

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

CONDITION:

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

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

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

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

The applicant can discuss their drainage proposals with an Engineer from our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the 'Contacts' section below.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

The importance of Sustainable Drainage Systems (SuDS)

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals,

developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design

<https://www.unitedutilities.com/buildersdevelopers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

Cadent Gas

Although not formally consulted on the application, Cadent Gas provided the following comments in relation to the planning application:

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Comments following re-notification period (10- 31 August 2023):
No further comments were received.

Issues

POLICY

The National Planning Policy Framework (NPPF) (July 2021)

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

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

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 5. Delivering a sufficient supply of homes- States it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 71 considers the need for policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- ii. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- iii. Chapter 9. Promoting sustainable transport- States that transport issues should be considered from the earliest stages of development proposals and the planning system should actively manage patterns of growth in support of these objectives.
- iv. Chapter 11. Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and

improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites.

v. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

vi. Chapter 14. Meeting the challenge of climate change, flooding and coastal change - States that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and helps to reduce greenhouse gas emissions.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance, and have regard to the strategic character area in which the development is located.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development); states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through a number of actions.

Policy EN 8 (Adaptation to Climate Change); states that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Policy EN9 (Green Infrastructure); new development will be expected to maintain existing green infrastructure in terms of its quantity, quality, and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies, the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

Policy EN14 (Flood Risk); states that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). In addition, all new development should minimise surface water runoff, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed

development site, further investigation will be required, and the development proposal should take this into account.

Policy EN15 (Biodiversity and Geological Conservation); states the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City and that the developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either onsite or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

Policy EN 16 (Air Quality); states that The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN18 (Contaminated Land and Ground Stability); states that the Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste); outlines the council's position on waste management. This includes the requirement that all developers, including those of new waste management facilities within the District, demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal). It also requires all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. Additional requirements are further listed.

Policy H1 (Overall Housing Provision); states that the proportionate distribution of new housing, and the mix within each area, will depend on several factors. New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester. The policy states that residential development should consider creating mixed communities, development in the right places, follow Manchester's design standards, create appropriate amenity space, the need for parking and cycle provision, prioritising sites close to a high frequency of public transport access and offer residential privacy.

Policy H3 (North Manchester); states that over the lifetime of the Core Strategy, North Manchester will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed use schemes as well as along high frequency public transport routes.

Policy H 8 (Affordable Housing); sets the requirements for affordable housing or an equivalent financial contribution. It is relevant in this case as development would exceed the 15 or more threshold for affordable housing provision.

Policy T1 (Sustainable Transport); relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case that development incorporates sufficient in curtilage car parking, with sufficient space within rear

gardens to provide secure cycle storage shed to meet residents' requirements.

Policy T2 (Accessible Areas of Opportunity and Need); looks to manage the pattern of development to ensure that new development is located in accessible locations. Emphasis is given to the need to ensure residents can live in locations accessible to employment, health, education, open space, and leisure opportunities. The policy also states that all new development should provide appropriate car parking facilities.

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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

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

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

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

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

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

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

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

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

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

Paragraph 2.3 states 'a high-quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities'.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be considered and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line, and contribute to the quality of the environment.

Manchester Residential Quality Guidance 2016

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

ISSUES

Principle of Development

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

The land at the Former White Moss Road Day Care is identified within Manchester City Council's SHLAA capacity map as a capacity site to accommodate 20 units. The area is also identified as an amenity green space site in 2009, but not in the Council's 2023 assessment. Further, the site is identified within an appendix to a report taken to Executive in relation to Project 500, as one of the approved sites/ schemes. The Council has therefore identified the site as having potential for future new housing development subject to assessment via the planning process. MCC Strategic Housing have agreed the principle of erecting 20 units on this site.

The site was previously used for a residential purpose in the form of a care home. Although the proposed use of 20 no. dwellinghouses would differ slightly, it would still be used for the same overarching use. As such, the location is considered appropriate to re-develop the land for housing. Further, the immediate area surrounding the applicant site is primarily residential and as such, the scheme would complement the use of the surrounding properties. Being located to the south of White Moss Road, the site is considered to be adequately accessible by sustainable modes and is in close proximity to a range of local bus services.

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

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

Affordable Housing

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

The scheme will be brought forward by The Guinness Partnership, a Registered Provider of Social Housing and being brought forward as The Guinness sites as part of the Manchester City Council led Project 500 initiative. This particular proposal will provide 20 homes and as such triggers the need to consider the 20% affordable housing target. All 20 homes (100%) will be for social rent as stated within the submitted Affordable Housing Statement. As such, this will exceed the 20% affordable housing provision according to the definition of affordable housing in Annex 2 of the NPPF. The scheme is therefore in accordance with Core Strategy Policy H8.

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

prices.

The Affordable Housing statement was sent through to internal colleagues in Strategic Housing who confirmed the statement matched what had been agreed by Strategic Housing, confirmed via email on 31st March 2023. The statement was later uploaded to reflect the enlarged internal spaces of properties. A condition would be attached to any approval granted ensuring that the commitment within the Affordable Housing Statement is adhered to across the lifetime of the homes.

Space Standards

The proposed development has been assessed against the criteria set out in Manchester's emerging space standards as adopted within the Manchester Residential Quality Guidance. Original plans submitted internal floor spaces, which whilst aligning to national space standards, did not align with Manchester's space standards. As such, the internal floor spaces of the properties were increased to align with Manchester's space standards. Neighbours and consultees were re-notified accordingly.

As such, the design of the proposed houses would achieve the required internal floor spaces of:

-10no. 2 bed 4 person 2 storey house- 83m².

-10no. 3 bed 5 person 2 storey house- 96m².

The scheme is therefore considered to provide a good standard of accommodation.

Residential Amenity

Policies SP1 and DM1 seek to ensure that new developments have a positive impact on existing residents as well as creating places that make a positive contribution to neighbourhoods of choice. Policy DM1 goes further by stating that the effect on amenity is a key consideration, particularly effects on privacy and noise.

It is considered that there are three potential impacts associated with this development which require consideration:

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

Overlooking:

Unit 1 to 6 of the proposed development would look onto properties along Benmore Road (west). However, given the proposed units would be set back at a minimum of 11 metres, any overlooking opportunities from the proposed units would be extremely limited. Further the units would follow the existing building line established to the north of the site and so would reflect existing privacy distances in the immediate context.

Properties within Clement Stott Close including nos.18 to 24 and no.26 face a southerly direction and so would look onto the development. Units 1, 12 and 13 of the development do not have any windows within the side of the properties and so the existing properties would not give rise to any adverse overlooking implications to the new dwellings. Although amenity space in connection with the properties would be sited against the boundaries of Clement Stott Close, the boundary treatment provided (at a 1.8 metre height) would ensure separation and privacy between Units 1, 12 and 13 and the existing properties.

Units 6, 7 and 20 are sited on the corners of the development. These units would have a dual aspect to include windows within the side elevations facing onto their associated side amenity space. This is considered preferable to increase the amount of natural surveillance to the site. Although unit 6 and unit 7 would look into the direction of properties located along Benmore Road (south), they would be sited adequate distance away (12 metres) to not give rise to any adverse overlooking implications.

Blocks 1, 2 and 3 and 4, 5 and 6 would have rear elevations and rear gardens, which would share a common boundary. Given a 10 metre distance from the rear windows of proposed properties, an adequate distance is thought to be retained. As such, no adverse implications would arise in terms of overlooking between the new properties.

Block 7, 8 and 9 would be sited to the north of the site and the rear elevations would look onto the rear properties located on White Moss Road. Given the distance between the existing built form and proposed rear elevations of the development, adequate privacy distance would remain to not cause any adverse impacts.

Unit 18, 19 and 20 would be sited close to the eastern boundary of the site against properties along Pembridge Road. Given the oblique angles from the proposed units to the existing properties along Pembridge Road there would be no opportunity for adverse overlooking implications.

Block 4, 5, 6, 7, 8, 9 and 10 would all look into one another, as they are located around the perimeter of the new access road. Given the separation of the properties with the road, adequate distance is thought to remain between the properties to not cause adverse overlooking implications. Soft landscaping including tree planting would also create obstacles within the new access road to offer privacy to individual homes. Boundary treatment with heights appropriate to its location would also offer separation and privacy between the individual homes, including the use of 1.8 metre timber fencing between the rear private gardens.

Overbearing or overshadowing impacts:

One consultation response was received by a neighbour raising concerns about the close proximity of the development to their property and the loss of light that would be caused as a result of the development. The neighbour along the north of Pembridge Road would primarily look onto a rear garden in connection with the development and would not feel any built form against the neighbour's boundary. As such, no overbearing or overshadowing implications would arise for the neighbour.

Clement Stott Close would primarily be the existing built form to be sited the closest to the proposed 2 storey units. Whilst the outlook of the existing vacant land to the south of Clement Stott Close would be replaced with 2 storey dwellinghouses, given the oblique angles, any overshadowing/ overbearing impacts are thought to be minimal.

Unacceptable noise and disturbance:

The introduction of the 20 new homes at the site, would create some additional comings and goings in the local area as a result of traffic and pedestrian activity. However, it is not considered that this level of activity would be harmful given the largely residential context surrounding the application site.

Accessibility

The topography of the site is relatively flat and as stated within the Design and Access Statement, the properties would provide the following principles:

- All units within the scheme to be accessible to those with impaired mobility, sensory impairments and learning difficulties. This includes step free routes to all units unless the site topography makes this impossible. The agent via email on 14 March 2023 confirmed step free access would be available for all the properties proposed.
- Development layout and connections to be clearly laid out, well lit and include texture aids at crossing points for those with reduced vision.
- Inclusive dwelling design to be utilized to allow access into and around the buildings, including Part M of the building regulations and Lifetime homes.

Siting, Scale, Height and Massing

The development utilises the proposed access road as a feature with street trees with the majority of the units looking onto the new access road. This follows the formation of a typical cul-de-sac and offers natural surveillance to the surrounding properties. The layout also reflects similar cul-de-sac formations as seen in the immediate area.

Blocks 1, 2 and 3 look onto Benmore Road (west) which closely reflects the existing building line of properties within Clement Stott Close and the surrounding area, reflecting the existing local built form and characteristics. It is therefore considered that the development would have a strong and cohesive relationship to the street scene. Blocks 1, 2 and 3 and 4, 5 and 6 would have gardens which back onto one another. This would reflect similar layout seen to the south of the applicant site.

As such, the overall configuration is considered to be appropriately related to the existing neighbouring housing, and the street scene.

The area immediately surrounding the site is characterised by two/ three storey properties, although they differ in design and property formation. Properties to the south of the site consist of red brick, two storey semi-detached properties. Properties to the west along Benmore Road consist of a similar house type, but in a terraced formation. Properties to the north west of the site within Clement Stott close are two storey brick terraced properties but built in a lighter red brick colouration. The properties backing the applicant site to the north along White Moss Road are characterised by two storey, red brick terraced and semi-detached properties with large mansard roofs. A large, three storey block of flats with two single storey store elements with pebble dash type render and large window openings within the primary elevation of the property is sited to the east of the application site. Further to the north east bordering the applicant site sit more traditional, two storey red brick semi-detached properties.

The proposal proposes two storey, semi-detached properties which would use red brickwork, banded brickwork- red/buff to offer architectural interest to the front elevations of the properties, grey roof tiles and art stone for the headers and sills. As such, the proposed development would take inspiration from the materials used in the existing neighbouring properties. In addition, the two storey and semi-detached formation of the properties would match neighbouring properties in terms of height and scale.

Residential properties within the immediate area are characterised by rear amenity space and areas of soft landscaping to the front of properties. The proposal replicates the local context in this aspect.

A sense of cohesiveness would be seen when viewing the scheme as the formation of the unit in relation to amenity space would reflect one another where possible. Although some properties would benefit from one parking space whilst others would benefit from two in a form of a long driveway, it still offers all residents an opportunity to park off street, whilst utilising the constrained site. Furthermore, the same types of boundary treatments would be used throughout when appropriate. As such, the proposal would look uniform and would give the scheme a sense of identity.

The application is therefore considered to be in accordance with Core Strategy Policies EN1 and DM1, along with the Guide to Development in Manchester SPD and the Residential Quality Guide.

Design

The design of the proposed houses would incorporate active frontages throughout the development using front doors, small canopies to the front doors and generous glazing,

where appropriate. Only in certain locations would the entrance door to the property be located to the side of the property and is designed to better reflect and utilise the constraints of the site. Pitched gables will create a presence and scale. Fenestration is generally arranged with a vertical emphasis to give order, rhythm and a 'domestic' feel to the street elevations. Within the overall order and consistency of form and materials, the character and identity of each individual home is legible through 'own front doors', canopies, fenestration patterns and distinct brickwork detailing.

Although the agent provided details on the materials to be used- red brickwork, banded brickwork- red/buff, thin leading grey concrete roof tiles and artstone headers and sills, further information on the materials to be used is needed and a condition to this effect would be added to any approval granted. The use of the red brick is considered to allow the properties to add a sympathetic addition to the surrounding area.

During the course of the application, details were sought from the agent in terms of window reveals, to ensure the windows were of good architectural design features. The agent provided a drawing of the typical window detailing and via email on 16 June 2023, the agent confirmed all windows would have the same window reveal distance of 195mm. This is considered acceptable and would be conditioned accordingly. The overall proposed design is considered to be acceptable and in accordance with Core Strategy Policies DM1 and SP1.

Boundary Treatment

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

- Type F1- 1.8 metre timber fencing- used to separate private rear gardens and offer boundary treatment around the edge of the site.
- Type FG- 1.8 metre timber gate- used to offer access into the rear amenity spaces.
- Type M1- brick wall with metal railing- used to separate the front amenity spaces with neighbouring properties
- Type B1- 900mm brick wall and 900mm timber fencing (1.8 metre total)- used to provide privacy to rear gardens and to bound areas more open to the streetscene and edge of site.
- Type M2- metal railing gates (1.1 metre height total)- used to offer security from pavements to the off street parking spaces.

The boundary treatment across the site is considered to enhance the appearance of the development site, define public and private spaces and suitably enhance the security of the development. The boundary treatment is considered appropriate in terms of height and appearance.

Highway Services reviewed the proposal in terms of boundary treatment and accepted the proposals provided to the front of properties offer sufficient vehicle/pedestrian intervisibility.

Crime and Security

A Crime Impact Statement (CIS) was submitted as part of the formal planning application, as the application is considered a major application. Discussions took place with colleagues in GM Police as concern was raised the author of the CIS was not recognised by GM Police. The Police considered the review and stated they were broadly acceptable and a report from Secured By Design would have come to similar conclusions. The agent also provided further details on the report and provided the qualifications of the author for GM Police's consideration. GM Police requested a Secured By Design condition to require a good level of physical security that will reduce the opportunity for crime and antisocial behaviour. A prior to occupation condition has been added to any approval granted to reflect the Police's recommendations.

Carbon Reduction, Climate Change Mitigation and Sustainability

Within the Design and Access Statement submitted (page 26), the following principles would be followed to achieve a carbon reduction:

- Retaining of existing ecological features such as hedges and trees where possible
- Additional new landscaping to supplement the existing.
- 'Fabric first' approach including improved insulation and airtightness of new housing beyond the Part L requirements to reduce energy requirements.
- Widening the choice of quality homes available in the area for social sustainability.
- Encouraging reduced car use by providing connections to the existing cycle and pedestrian network.
- Houses to be designed to be adaptable and flexible to changing user needs.
- Integrated use of Sustainable Drainage Systems.
- Use of low carbon and renewable materials where possible.
- Water efficient appliances and water meters to promote responsible water usage.

EN6 within the Core Strategy states an Energy Statement should be submitted with a planning application if the development has over 10 units. An Environmental Standards Statement was supplied for consideration. The statement showed how the scheme could improve on the uplift of Part L 2022 and the methods that could be used to achieve these targets.

Via email on 15 September 2023, the agent confirmed the scheme would have no gas and would be designed in accordance with the Energy Statement utilising a fabric first approach with air source heat pumps. The agent provided a location plan showing where the units would be located in relation to the properties- all would be sited against/ close to the rear elevations of the properties.

This information was sent to Environmental Health for consideration. The following comments were received:

The consultant will need to consider the cumulative impact / rating at the receptors of the units in operation , especially where the units are in such close proximity to one another such as those identified in block 4,5 and 7 and also include any acoustic feature penalties for characteristics such as intermittency which would be expected with this type of equipment.

Also, the internal noise assessment for the proposed residential properties will need to be updated to reflect the new noise source being introduced and recommendations providing where required.

Environmental Health requested a NSE6 External plant/equipment/servicing condition be placed on any approval granted.

Furthermore, the landscaping condition conditioning the scheme submitted would be added to any approval granted ensuring the insertion of soft and hard landscaping, to the benefit of environmental improvement.

Across the site the applicant has indicated that all properties will be wired to facilitate the future charging of electric vehicles. A condition has been included to ensure that these charging points are delivered as part of the development. The development is therefore considered to be in accordance with Core Strategy Policies EN4.

Permitted Development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable.

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

Highways and Car Parking

Highways were consulted during the consideration of the application and accept the development is unlikely to generate any highway safety, traffic or network capacity concerns and be absorbed on the existing highway network with no capacity or safety concerns.

Highways highlighted several sustainable modes for the proposal to be reached via public transport.

Highways reviewed the quantum of on-site car parking and was considered acceptable.

Highways requested each dwelling have access to EV charging points and cycle storage.

Highways sought clarification in relation to the measurements of the double driveways originally shown. The double driveways were removed during the course of the application and during the re-notification period Highways had no further comments to make on the dimensions of the parking spaces. The agent stated on the site plan that off street parking spaces would have dimensions of 6 x 3 metres.

The Team were satisfied with the boundary treatment in terms of offering sufficient vehicle/pedestrian intervisibility.

Highways also stated the new estate road would require a 20mph speed. Highways required a s278 agreement between the developer and MCC.

Highways also requested a construction management plan condition be attached to any approval granted.

Highways requested a swept path analysis for review to ensure access to the proposed driveways could be accomplished from Benmore Road.

Highways raised concerns in terms of site road adoption. Whilst the main parameters are met (5.5m carriageway with 2m footways), the turning head does not provide complete footway provision. This is required for adoption purposes, and it also needs to be demonstrated that the swept path for the waste collection vehicle can still be achieved.

A swept path analysis was provided by the agent for Highways' consideration. The Team confirmed the submitted swept path information demonstrates that there is adequate space for the waste collection vehicle. The information also demonstrates that access to the proposed driveways can be accomplished.

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

Construction Management

The work would take place close to existing dwellings and comings and goings from the site are likely to be noticeable. However, these impacts should be short in duration and predictable. A condition is recommended which would require the submission of highways management plan and details of use of machinery, site management and waste management.

Providing the inclusion of the construction management condition, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Waste

The applicant has submitted a waste management strategy which has been reviewed by Environmental Health who have requested additional information/ comments with regards to the following:

**We have the following comments regarding the submitted information:*

- 1. The submitted proforma appears to have been incorrectly completed regarding the total number of bins to be provided.*
- 2. The Waste Management Strategy must include details of internal stores for both waste and recycling, including any plans and designs.*
- 3. The drawing referenced in the proforma, Drawing No. 1785 PL.003, does not show external bin storage areas or refuse wagon routes and collection locations; this should be amended.*
- 4. The applicant should be aware of MCC's Waste storage and collection guidance for new developments, specifically the maximum distances for householders to transfer bins to collection locations.*

The site plan now shows 4 bins to be stored within the rear amenity space of the properties. Environmental Health considered the revised site plan and had no further comments to make.

However, during the course of the application, the agent did not seek to amend the proforma and as such, a pre-commencement condition is therefore recommended to ensure the development secures appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Cycle Storage

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

Noise and Disturbance

Environmental Health requested a residential acoustic (and overheating) condition be placed on any approval granted, as the proposal is sited off White Moss Road and so could be negatively impacted by noise from White Moss Road. As part of the information submitted, a Noise Impact Assessment was provided. Environmental Health reviewed the report who raised concerns with the method used within the study and sought further clarification of the statements made. They stated how once this information had been obtained, they would be able to comment further. No response was given from the agent. As such, a pre-commencement condition is therefore recommended to address the above issues and provide a scheme for acoustically insulating the proposed residential accommodation from Canberra Street and Ashton New Road and overheating. The proposal is therefore considered to be in accordance with saved UDP Policy DC26 subject to this condition.

Air Quality

No Air Quality information was submitted as part of the proposal. As such, Environmental Health requested a pre-commencement condition be attached to any approval granted, in relation to air quality. This would include information in relation to electric vehicle charging and any other considerations, for example boiler emissions. Although EV charging points are shown

on proposed site plan, no further information was submitted in relation to specifications to be used. As such, a condition to this effect would be attached to any approval granted.

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

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

Ground Conditions

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments.

The initial phase 1 site investigation report has been considered by Environmental Health and found to be adequate. They have recommended that further consideration should be given, including a site investigation, final risk assessment and remediation strategy, for which the applicant has agreed to a pre commencement condition.

Flood Risk and Drainage

During the original consultation, MCC Flood Risk Management Team requested two conditions be attached to any approval granted, as well as an informative in relation to an underground culverted watercourse (Lionfield Brook).

However, the response received from United Utilities stated the proposals were not accepted from a UU perspective. This was because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems.

In turn, the agent provided an updated Flood Risk Assessment which aimed to overcome the concerns raised by United Utilities.

Following an opportunity to review the revised assessment, United Utilities confirmed that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. They requested the applicant submits a plan outlining the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum and an indicative foul and surface water drainage strategy (including cover and invert levels). It was United Utilities recommendation this information is submitted for our review so that any risk of sewer surcharge can be further assessed. The applicant should note that it may be necessary to raise finished floor and ground levels and / or include mitigation measures to manage the risk of sewer surcharge.

As such, United Utilities requested two conditions be placed on any approval granted.

Colleagues in Flood Risk Management also looked at the revised assessment and still requested the two conditions be placed on any approval granted as points were outstanding to satisfy the pre-commencement condition.

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

Landscaping

As part of the information provided, an Arboricultural Constraints and Opportunities Report was submitted. This was reviewed by the Manchester City Council Neighbourhood Trees department. The Officer confirmed that although they would like to see more trees retained, it is apparent that due to the odd shape of the site and limited potential access points, a site layout change is unlikely. There are no Cat A trees on this site and therefore the Officer's focus is on the Cat B trees, many of which have several defects from lack of previous management.

Neighbourhood Trees raised no objection to the proposals for this site, however, the Weeping Willow proposed for retention must be adequately protected during the development in accordance with BS:5837. This would be conditioned within any approval granted. The Officer requested a mitigation planting plan with details of the tree species and sizes. This was provided by the agent and was considered by Neighbourhood Trees. The Officer was happy with the landscaping scheme provided and would be conditioned accordingly within any approval granted.

It is considered the proposed landscaping scheme would improve the quality of the development and the visual amenity of the area in accordance with Manchester Core Strategy policies SP1, EN9 and DM1.

Ecology

An ecological survey was submitted as part of the development which was reviewed by the Greater Manchester Ecology Unit. The Ecology Unit requested further information on bats and ecological mitigation is recommended and raised other potential ecological issues including nesting birds and Japanese knotweed.

Ecology raised concerns regarding bat roosting potential from the trees to be lost at the site. The Officer requested a bat roosting report was submitted for consideration prior to the determination of the application. A report was submitted for the Ecology Unit's consideration and the Unit were happy with the findings and recommendations of the report. The Unit requested a condition is placed on any approval conditioning the recommendations within the report.

The majority of the existing trees and shrubs would be lost at the site, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. The Unit recommended a condition restricting when works can be done throughout the year be applied to any permission.

A condition regarding the protection of hedgehogs in relation to earthworks/ vegetation clearance was requested.

Japanese Knotweed is identified on the site and the unit recommended a condition requesting a method statement be supplied and agreed to in writing by the Local Planning Authority.

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of around 0.5ha of grassland and a number of mature trees. This will be replaced with buildings, gardens, landscaping and trees. The Unit noted the use of native tree and hedge species in the revised landscape scheme, which was welcome but it will however still in the opinion of the Ecology Unit result in a net loss of biodiversity as the majority of the landscaping is within the gardens and therefore regarded as part of the vegetated garden. Whilst biodiversity net gain conditions are not yet mandatory until November 2023, a condition would be placed on any approval granted for the developer to consider what biodiversity net gain principles would be implemented at the site. It is therefore considered that the development presents opportunities

for bio-diversity enhancement subject to the relevant conditions in accordance with Core Strategy Policy EN15.

Loss of Green Space

As the proposal is a major development, the developer was requested to supply an Open Space Assessment in relation to the scheme. This was supplied and reviewed by colleagues in Planning Policy. During conversations regarding the assessment, it was noted the site is entirely within private ownership and not publicly accessible (save for via trespassing) and is not included within the most up to date open space assessment (2023). The development would deliver garden areas, landscaping and proportionate biodiversity enhancement, which would contribute positively to the quality of the local environment and the loss of green space. In these circumstances, it is considered that the proposal would accord with the criteria for the development of open space referenced in Manchester's Great Outdoors - A Green and Blue Infrastructure Strategy for Manchester (GI) (2015 -25), adopted July 2015. Further, the site has been identified within the Council's SHLAA capacity map as a capacity site to accommodate 20 units. Whilst the loss of the green space is regrettable, given the space is for private use only and is identified for development, the loss of the green space outweighs the need to provide additional affordable housing for the public members of the City Council.

Local Labour Agreement

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

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

Conclusion

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

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: Approve

Article 35 Declaration

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The applicant's agent engaged in pre-application discussions with officers thereby ensuring the application was submitted with satisfactory information that has allowed the planning application to be assessed with limited negotiation. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

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

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included):

- Application Form, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
- Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
- Supporting Information- Environmental Standards Statement, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
- Supporting Information- Highspeed Broadband Connection Details, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
- Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
- Supporting Information- Topographical Survey, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
- Ecology Report- Part 1- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ecology Report- Part 2- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ecology Report- Part 3- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RP-GE-008, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RP-GE-008-Section 4- 7, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RP-GE-008-Appendix B Envirocheck Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Agency & Hydrological (1) stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Agency & Hydrological (2) stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Geological, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Industrial Land Use, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Data Suppliers, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Historical Mapping & Photography, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Lancashire and Furness, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Manchester, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck10k Raster Mapping, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Transport Assessment, stamped as received by the City Council as Local Planning Authority on 19 December 2022.

-Tree Survey or Information- Arboricultural Constraints and Opportunities Report, stamped as received by the City Council as Local Planning Authority on 1 February 2023.

-Drawing- Proposed- Benmore Road Street Elevations, numbered PL.004A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- 2B 4P- Unit Type A1- Block 4, numbered PL.009C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- 2B 4P- Unit Type 2A- Block 3, numbered PL.010C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- 3B 5P- Unit Type 1B- Block 10, numbered PL.011B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8, numbered PL.012B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7, numbered PL.013C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9, numbered PL.014C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- Elevations 3B 5P Type 1- Blocks 1,2,6,8, numbered PL.015A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- Elevations 2B 4P Type 1- Block 7, numbered PL.016A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

- Drawing- Proposed- Elevations 2B 4P Type 2- Block 5,9, numbered PL.017A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 2B 4P Type 1A- Block 4, numbered PL.018A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 2B 4P Type 2A- Block 3, numbered PL.019A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 3B 5P Type 1B- Block 10, numbered PL.020A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Supporting Information- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 13 June 2023.
- Supporting Information- Typical Window Detail, stamped as received by the City Council as Local Planning Authority on 16 June 2023.
- Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 17 July 2023.
- Supporting Information- Swept Path Analysis, numbered 1570 REV P02, stamped as received by the City Council as Local Planning Authority on 21 July 2023.
- Ecology Report- Bat Roosting Assessment, stamped as received by the City Council as Local Planning Authority on 3 August 2023.
- Tree Survey or Information- Landscaping Scheme, stamped as received by the City Council as Local Planning Authority on 7 August 2023.
- Drawing- Proposed- Boundary Treatments, numbered PL.008E, stamped as received by the City Council as Local Planning Authority on 7 September 2023.
- Drawing- Site Plan- Proposed, numbered PL.003F, stamped as received by the City Council as Local Planning Authority on 7 September 2023.
- Drawing- Proposed- Position of Air Source Heat Pumps, numbered PL.024, stamped as received by the City Council as Local Planning Authority on 15 September 2023.
- Correspondence- Agent Confirming Use of Fabric First Approach and ASHPs, stamped as received by the City Council as Local Planning Authority on 15 September 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) The proposal shall be carried out in accordance with 'Supporting Information- Typical Window Detail', stamped as received by the City Council as Local Planning Authority on 16 June 2023, in relation to window reveals. For the avoidance of doubt the window reveal should be minimum 195mm deep.

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

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted

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

- Drawing- Proposed- Benmore Road Street Elevations, numbered PL.004A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- 2B 4P- Unit Type A1- Block 4, numbered PL.009C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- 2B 4P- Unit Type 2A- Block 3, numbered PL.010C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- 3B 5P- Unit Type 1B- Block 10, numbered PL.011B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8, numbered PL.012B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- 2B 4P- Unit Type 1- Block 7, numbered PL.013C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9, numbered PL.014C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 3B 5P Type 1- Blocks 1,2,6,8, numbered PL.015A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 2B 4P Type 1- Block 7, numbered PL.016A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 2B 4P Type 2- Block 5,9, numbered PL.017A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 2B 4P Type 1A- Block 4, numbered PL.018A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 2B 4P Type 2A- Block 3, numbered PL.019A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
- Drawing- Proposed- Elevations 3B 5P Type 1B- Block 10, numbered PL.020A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

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

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

- i. Display of an emergency contact number;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of construction vehicles and staff;
- vii. Sheeting over of construction vehicles.
- vii. Parking of construction vehicles and staff;
- viii. Dust suppression measures.

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

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

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

- Traffic regulation order for new estate road,

- Full kerb height footway reconstruction,

- Re-surfacing of adjacent footway along the north-west side of Benmore Road,

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

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

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

8) a) Notwithstanding the details as shown on 'Drawing- Site Plan- Proposed, numbered PL.003F', stamped as received by the City Council as Local Planning Authority on 7 September 2023, before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) Before the occupation of the development, car parking areas shown on 'Drawing- Site Plan- Proposed, numbered PL.003F', stamped as received by the City Council as Local Planning Authority on 7 September 2023, shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

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

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

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

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

- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

11) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

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

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

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

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

13)

a) The development hereby approved shall be carried out in accordance with 'Ground Survey-Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RP-GE-008', stamped as received by the City Council as Local Planning Authority on 19 December 2022, in relation to all

potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site.

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

14) a) Notwithstanding the EV charging points as shown on the 'Drawing- Site Plan- Proposed, numbered PL.003F', stamped as received by the City Council as Local Planning Authority on 7 September 2023, prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

15) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans 'Drawing- Proposed- Boundary Treatments, numbered PL.008E', stamped as received by the City Council as Local Planning Authority on 7 September 2023. The approved details shall be retained in accordance with the details and maintained in situ thereafter.

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

16) Prior to occupation of the development the Landscaping Plan shall be implemented in accordance with the approved plans 'Tree Survey or Information- Landscaping Scheme', stamped as received by the City Council as Local Planning Authority on 7 August 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 Core Strategy.

17) Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

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

18) Prior to any vegetation clearance and prior to any earthworks, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

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

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

20) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Environmental Standards Statement', stamped as received by the City Council as Local Planning Authority on 19 December 2022, 'Drawing- Proposed- Position of Air Source Heat Pumps, numbered PL.024', stamped as received by the City Council as Local Planning Authority on 15 September 2023 and 'Correspondence- Agent Confirming Use of Fabric First Approach and ASHPs', stamped as received by the City Council as Local Planning Authority on 15 September 2023.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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

21) a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, 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).

22) Prior to any above ground works, details of any locations of enclosures and samples of the materials, design and colouration to be used for any acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials and shall be retained as such at all times thereafter.

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

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

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

24) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for

its permitted use.

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

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

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

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

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

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

26) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Crime Impact Statement', stamped as received by the City Council as Local Planning Authority on 19 December 2022. The development shall only be carried out in accordance with these approved details at all times thereafter.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

27) Upon first the occupation of the authorised houses, the development shall be fully implemented in accordance with the following document 'Supporting Information- Affordable Housing Statement', stamped as received by the City Council as Local Planning Authority on 13 June 2023, which confirms the provision of a total of 20 houses for Social Rent in relation to the Former White Moss Road Day Care site (10no. 2B 4P and 10No. 3B 5P).

The approved details shall be retained in accordance with the requirements of the statement at all times thereafter.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the

Core Strategy for the City of Manchester and the National Planning Policy Framework.

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

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

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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

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

30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

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

31) The removal of trees called T01, T02, T05, T06, T09 & T10 may have the potential to cause harm to bats as detailed within 'Ecology Report- Bat Roosting Assessment', stamped as received by the City Council as Local Planning Authority on 3 August 2023. The trees shall not

in any circumstances occur unless a Precautionary Method of Working has been provided to and agreed in writing by the local planning authority.

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

32) Prior to any vegetation clearance and prior to any earthworks, a reasonable avoidance measures method statement for hedgehog covering both site clearance and construction, shall be submitted to and approved by the local planning authority. The measures shall be carried out strictly in accordance with the approved scheme.

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

Informatives

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

2) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

3) MCC records highlights an underground culverted watercourse (Lionfield Brook) is located within close proximity to the site (approximately 30m north of the site and 60m west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the on-site contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

4) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

5) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
United Utilities Water PLC
Greater Manchester Police
Greater Manchester Ecology Unit

26 Pembridge Road, Manchester, M9 6LE
2 Pembridge Road, Manchester, M9 6LE
120 Benmore Road, Manchester, M9 6LD
116 Benmore Road, Manchester, M9 6LD
90 White Moss Road, Manchester, M9 6LZ
78 White Moss Road, Manchester, M9 6LZ
76 White Moss Road, Manchester, M9 6LZ
29 Newcliffe Road, Manchester, M9 6LY
109 White Moss Road, Manchester, M9 6HZ
36 Benmore Road, Manchester, M9 6EL
32 Benmore Road, Manchester, M9 6EL
28 Benmore Road, Manchester, M9 6EJ
24 Clement Stott Close, Manchester, M9 6EH
11 Munslow Walk, Manchester, M9 6EG
26 Earby Grove, Manchester, M9 6LL
3 Benmore Road, Manchester, M9 6LG
20 Pembridge Road, Manchester, M9 6LE
14 Pembridge Road, Manchester, M9 6LE
96 White Moss Road, Manchester, M9 6LZ
82 White Moss Road, Manchester, M9 6LZ
111 White Moss Road, Manchester, M9 6HZ
91 White Moss Road, Manchester, M9 6HZ
77 White Moss Road, Manchester, M9 6HY
7 Pembridge Road, Manchester, M9 6HX
3 Pembridge Road, Manchester, M9 6HX
1 Benmore Road, Manchester, M9 6LG
4 Pembridge Road, Manchester, M9 6LE
18 Pembridge Road, Manchester, M9 6LE
12 Pembridge Road, Manchester, M9 6LE
67 Earby Grove, Manchester, M9 6LL
61 Earby Grove, Manchester, M9 6LL
28 Earby Grove, Manchester, M9 6LL
31 Newcliffe Road, Manchester, M9 6LY
14 Benmore Road, Manchester, M9 6EJ
8 Benmore Road, Manchester, M9 6EJ
26 Clement Stott Close, Manchester, M9 6EH
14 Clement Stott Close, Manchester, M9 6EH
24 Earby Grove, Manchester, M9 6LL
65 Earby Grove, Manchester, M9 6LL
5 Cullen Grove, Manchester, M9 6LJ
3 Cullen Grove, Manchester, M9 6LJ
32 Pembridge Road, Manchester, M9 6LE
24 Pembridge Road, Manchester, M9 6LE
28 Clement Stott Close, Manchester, M9 6EH

32 Clement Stott Close, Manchester, M9 6EH
18 Clement Stott Close, Manchester, M9 6EH
16 Clement Stott Close, Manchester, M9 6EH
22 Clement Stott Close, Manchester, M9 6EH
118 Benmore Road, Manchester, M9 6LD
28 Pembridge Road, Manchester, M9 6LE
16 Pembridge Road, Manchester, M9 6LE
10 Pembridge Road, Manchester, M9 6LE
95 White Moss Road, Manchester, M9 6HZ
89 White Moss Road, Manchester, M9 6HZ
8 Clement Stott Close, Manchester, M9 6EH
2 Clement Stott Close, Manchester, M9 6EH
9 Munslow Walk, Manchester, M9 6EG
9 Benmore Road, Manchester, M9 6LG
71 Benmore Road, Manchester, M9 6LG
69 Benmore Road, Manchester, M9 6LG
65 Benmore Road, Manchester, M9 6LG
67 Benmore Road, Manchester, M9 6LG
5 Benmore Road, Manchester, M9 6LG
61 Benmore Road, Manchester, M9 6LG
124 Benmore Road, Manchester, M9 6LD
26 Newcliffe Road, Manchester, M9 6LB
24 Newcliffe Road, Manchester, M9 6LB
30 Newcliffe Road, Manchester, M9 6LB
28 Newcliffe Road, Manchester, M9 6LB
122 Benmore Road, Manchester, M9 6LD
51 Benmore Road, Manchester, M9 6LG
57 Benmore Road, Manchester, M9 6LG
34 Clement Stott Close, Manchester, M9 6EH
106 White Moss Road, Manchester, M9 6LZ
84 White Moss Road, Manchester, M9 6LZ
99 White Moss Road, Manchester, M9 6HZ
97 White Moss Road, Manchester, M9 6HZ
87 White Moss Road, Manchester, M9 6HZ
8 Newburn Avenue, Manchester, M9 6HU
9 Bloxham Walk, Manchester, M9 6EQ
12 Benmore Road, Manchester, M9 6EJ
4 Clement Stott Close, Manchester, M9 6EH
12 Munslow Walk, Manchester, M9 6EG
100 White Moss Road, Manchester, M9 6LZ
94 White Moss Road, Manchester, M9 6LZ
93 White Moss Road, Manchester, M9 6HZ
22 Benmore Road, Manchester, M9 6EJ
6 Clement Stott Close, Manchester, M9 6EH
102 White Moss Road, Manchester, M9 6LZ
92 White Moss Road, Manchester, M9 6LZ
24 Benmore Road, Manchester, M9 6EJ
6 Benmore Road, Manchester, M9 6EJ
12 Clement Stott Close, Manchester, M9 6EH
10 Munslow Walk, Manchester, M9 6EG
8 Munslow Walk, Manchester, M9 6EG
104 White Moss Road, Manchester, M9 6LZ
103 White Moss Road, Manchester, M9 6HZ
85 White Moss Road, Manchester, M9 6HZ

6 Newburn Avenue, Manchester, M9 6HU
18 Benmore Road, Manchester, M9 6EJ
10 Clement Stott Close, Manchester, M9 6EH
7 Munslow Walk, Manchester, M9 6EG
98 White Moss Road, Manchester, M9 6LZ
88 White Moss Road, Manchester, M9 6LZ
105 White Moss Road, Manchester, M9 6HZ
81 White Moss Road, Manchester, M9 6HZ
2 Newburn Avenue, Manchester, M9 6HU
11 Bloxham Walk, Manchester, M9 6EQ
30 Benmore Road, Manchester, M9 6EL
26 Benmore Road, Manchester, M9 6EJ
16 Benmore Road, Manchester, M9 6EJ
13 Munslow Walk, Manchester, M9 6EG
22 Newcliffe Road, Manchester, M9 6LB
55 Benmore Road, Manchester, M9 6LG
107 Amesbury Road, Manchester, M9 6JT
6 Pembridge Road, Manchester, M9 6LE
4 Newburn Avenue, Manchester, M9 6HU
79 White Moss Road, Manchester, M9 6HY
80 White Moss Road, Manchester, M9 6LZ
86 White Moss Road, Manchester, M9 6LZ
107 White Moss Road, Manchester, M9 6HZ
105 Amesbury Road, Manchester, M9 6JT
73 White Moss Road, Manchester, M9 6HY
5 Pembridge Road, Manchester, M9 6HX
75 White Moss Road, Manchester, M9 6HY
7 Benmore Road, Manchester, M9 6LG
63 Benmore Road, Manchester, M9 6LG
22 Pembridge Road, Manchester, M9 6LE
83 White Moss Road, Manchester, M9 6HZ
1 Cullen Grove, Manchester, M9 6LJ
8 Pembridge Road, Manchester, M9 6LE
114 Benmore Road, Manchester, M9 6LD
32 Newcliffe Road, Manchester, M9 6LB
1 Pembridge Road, Manchester, M9 6HX
34 Benmore Road, Manchester, M9 6EL
10 Benmore Road, Manchester, M9 6EJ
30 Clement Stott Close, Manchester, M9 6EH
7 Cullen Grove, Manchester, M9 6LJ
126 Benmore Road, Manchester, M9 6LD
101 White Moss Road, Manchester, M9 6HZ
20 Benmore Road, Manchester, M9 6EJ
20 Clement Stott Close, Manchester, M9 6EH
15 Munslow Walk, Manchester, M9 6EG
63 Earby Grove, Manchester, M9 6LL
59 Benmore Road, Manchester, M9 6LG
53 Benmore Road, Manchester, M9 6LG
30 Pembridge Road, Manchester, M9 6LE

Appendix 2 – Planning constraints

Area Team Boundary - Name: NORTH AREA