

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135795/FO/2022

Date registered valid: 30 January 2023

Proposal: Erection of 7 two storey dwellinghouses (Use Class C3a) with associated, car parking, landscaping and boundary treatment and other associated works

Address: Land In Between Palgrave Avenue And Queens Road, Manchester, M40 8QN

Ward(s): Harpurhey Ward

Applicant: Mr Aidan Jackson The Guinness Partnership Limited

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

Case officer: Max Gibson
Tel: 0161 219 6359
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Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 07/02/2023

Standard consultations:

Printed: 6 June 2023 Expired: 13 June 2023

Neighbour notifications

Printed: 6 June 2023 Expired: 13 June 2023

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The site relates to an area of public realm bounded by Queens Road to the west and Palgrave Avenue to the east. The development site covers an area of 0.1939ha. The site currently comprises mainly grass, with two pathways running diagonally, one northward and one southward. There are 13 mature trees in situ. The character of the surrounding area comprises mainly low-rise residential properties, with some retail uses. Many of the surrounding residences are social housing.

Description of development

The application seeks approval for the erection of total of 7no. two storey dwelling houses (Use Class C3a) with associated landscaping and boundary treatment together with the creation of car parking area and associated boundary treatment. 4no. properties would have 3no. bedrooms for maximum five residents. The remaining 3no. properties would have 2no. bedrooms for a maximum of four residents. The units would be 100% affordable and available for social rent.

There would be a total 7no. parking spaces created which would provide each of the dwellings with its own private, off-street parking. These spaces would each be a size of 6m x 3m. All the space will be located to the rear of the dwellings, beyond the rear gardens, with access to Palgrave Avenue. Each of these spaces would be provided with an EV charging point.

The new homes would be constructed of red brickwork, with decorative detailing, deep window reveals and contemporary boundary treatments consisting of brick walls and railings. This would provide a visual and material continuity with the other existing residential properties.

The majority of the trees currently in situ will be removed to allow for the development, although 3no. will be retained in the garden of Unit 7. To mitigate this, planting is planned for the front and rear gardens. The two footpaths that bookend the estate connecting Queens Road to Palgrave Avenue would be retained. Each property will have a secure rear garden and boundary that has lockable access gates

Consultations & Notification Responses

Publicity - a notice was displayed on site to inform passers-by of the development. Letters were sent to surrounding occupiers informing them of the development.

Highways Services – no objections, sought clarification that gates would open inwards, now shown on plans. Recommended visually permeable boundary treatment where join adopted highway, reflected in metal fencing shown on drawings. Four conditions requested (CMP, off-site works, EV charging, cycle storage). One informative (S278 agreement) requested.

Environmental Health – no objections. Conditions requested (CMP, noise, air quality, refuse, preliminary risk assessment).

Secured by Design at Greater Manchester Police – recommended higher fencing, now reflected in drawings. SbD accreditation recommended. A condition is attached to this approval to require SbD accreditation.

MCC Flood Risk – drainage scheme to be agreed.

Greater Manchester Ecology Unit – initial objection due to insufficient mitigation of loss of mature trees and amenity greens space, need for native species and loss of biodiversity. Subsequent revised planting plan accepted. Conditions recommended (nesting birds, bat and bird boxes, landscaping)

Neighbourhood Trees – objection due to insufficient mitigation of loss of mature trees. To be resolved via condition.

Environment Agency – no comments

United Utilities – objection due to presence of sewer on site. To be resolved via condition

Issues

The main policies that relate to this application are DM1 (Development Management) SP1 (Spatial Principles) H1 (Overall Housing Provision) H2 (Strategic Housing Location) H4 (East Manchester) H8 (Affordable Housing) T1 (Sustainable Transport) EN8 (Adaption to climate change) EN9 (Green Infrastructure) EN14 (Flood Risk) EN15 (Biodiversity and Ecological Conservation) EN16 (Air Quality) EN18 (Contaminated Land and Ground Stability) of the Manchester Core Strategy (2012) and saved policies DC22 (Footpath Protection) DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995).

Principle

The application seeks planning permission for the construction of 7no Use Class C3a dwellinghouses with associated boundary treatment, parking provision and landscaping. The houses will all have a minimum of two bedrooms and conform to the City Council's space standards making them suitable for families and would all be available for affordable rent.

This is considered acceptable pursuant to Policy H1 of the Manchester Core Strategy, which recognises the rapid population growth in Manchester and the contingent need to provide housing to support this growth. It stated the need to provide new homes of a mix of tenure and size across the city, with lower density family housing outside the city centre. Likewise, policy H2 emphasises the need to medium-density, affordable housing for families, whilst Policy H4 prioritises the construction of family housing in East Manchester, where the site is located.

Given the above, the principle of the development is considered acceptable. These homes would meet the demands of a growing economy and population on a well-connected, highly sustainable brownfield site together with contributing towards carbon reduction objectives. It is now necessary to consider the impact of the proposal in detail below.

Affordable housing

The application relates to the construction of 7no two storey, two-or-three-bedroom dwellinghouses which will be available for social rent. This is part of a wider construction programme undertaken by the applicant, The Guinness Trust, to construct 77 social rented homes on infill sites across the city.

There is no policy requirement under H8 of the Manchester Core Strategy to provide affordable housing for a development of this size. However, the development would be 100% affordable with all the proposed homes available for social rent. Therefore, the proposed development would contribute to an increase in affordable housing in the City.

Policy H8 states that affordable housing should be inclusively designed to reflect the character of the wider site. Although the entire development will consist of affordable housing, the design of the houses is low-rise, medium density which reflects the character of the residences in the adjacent area.

Siting, scale and massing

As with the other residences on Queens Road to the North and South of the development, the proposed houses would have their primary frontage opening on to Queens Road. The frontages of the proposed houses would largely follow the line set by these existing houses, allowing for changes in the line of Queens Road itself.

The proposed houses would be two-storey, brick semi-detached and terraced houses, in keeping with the character of other nearby properties, in particular the adjacent and opposite properties along Queens Road. The houses would all have rear gardens, with side gardens for the two end properties also proposed. These would abut Palgrave Avenue, as with the gardens of the properties to the north. The footpaths on either side of the development would be retained, which is acceptable pursuant to policy DC22 of the UDP (1995).

It is considered that the proposed houses are considered to relate appropriately to the surrounding area, reflecting the existing scale, massing and layout. Therefore, the development is considered acceptable pursuant to Policy DM1 of the Manchester Core Strategy which requires that development be appropriate siting, layout, scale, form, massing and have regard to the character of the local area.

Design

The proposed dwellings would be constructed from red brick, with some decorative brickwork detailing that would create articulation and interest. The choice of a red brick for use on all the elevations is reflective of the local vernacular, with all surrounding houses constructed primarily from brick in red, beige or grey. This creates a sense of aesthetic continuity with surrounding area.

The dwellings would have pitched, gabled roofs clad in thin leading edge grey concrete roof tiles which will give a lightweight appearance. Small canopies over the main entrance create an elevational feature that is both practical and adds aesthetic interest. Deep window reveals will add further articulation, whilst the brick soffits will provide a high-quality design to the dwellings. These window features have been conditioned to ensure their implementation.

Generous fenestration to the facades fronting on to Queens Road would create active frontages and natural street surveillance. Fenestration is generally arranged with a vertical emphasis to give order, rhythm and a 'domestic' feel to the street elevations.

The consistency in form and materials will aid place making, giving the proposed development a sense of distinct identity, despite the congruity with the surrounding residences. The high-quality detailing, such as thin leading-edge slates, decorative brickwork and deep window reveals create a level of aesthetic interest which concurs with the movement of national policy direction towards building better and building beautiful.

Each of the residences is afforded its own garden, front and rear. The front gardens are relatively small in size, allowing for a small entrance area with low-level boundary treatment and some planting. The size, landscaping and permeability of the boundary treatment would create a sense of openness to the street which aid casual interaction with neighbours and other community members. The rear gardens are bigger in size, although they vary from house to house. Units One, Five and Seven also have side gardens, which create vistas and hence a sense of spaciousness. Access to green space can lead to better mental health outcomes.

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. The main considerations are as follows:

Overlooking:

The primary, front elevations face on to Queens Road, a wide, busy stretch of highway. As a result, the properties opposite will be separated from the front windows of the proposed dwellings by a width of busy highway as well as some amenity green space on the opposite side of the road. Therefore, the risk of an undue overlooking effect on the properties on the opposite side of Queens Road is considered negligible.

At the rear, each of the proposed dwellinghouses will have a garden of varying size, along with allotted parking provision. These gardens will abut Palgrave Avenue. Therefore, there will be considerable separation between the proposed houses and those in situ to the rear. The proposed boundary treatment would see the installation of a 1800mm-high fencing to the rear of these gardens, meaning views of the adjacent properties from the ground floor and garden will be totally obscured. It is therefore considered there will be no undue overlooking effect that would warrant a refusal.

The side elevations do not have any proposed windows. Furthermore, there is an area of garden space bookending the development, as well as a boundary treatment 1800mm in height which would obscure views from the ground floor and garden. A public footway will also separate the development from existing properties either side. Therefore, it is considered there will be no overlooking issues caused to the properties either side of the development. A condition attached to this approval removed permitted development rights to ensure this remains the case.

Overbearing:

It is not considered that there would be any significant overbearing effects precipitated by the development. As elucidated above, there are sufficient clearance along all sides of the development that would preclude an undue overbearing affect. Furthermore, the two-storey design of the dwellings is in keeping with the scale and massing of the adjacent dwellings. As a result, the proposed development would not be significantly taller than any surrounding properties which will minimise any potential overbearing effects to satisfactory degree.

Noise:

The introduction of the 7n0. new homes at the site, would create some additional localised pedestrian and vehicular traffic. However, it is not considered that this level of activity would be harmful given the largely residential context surrounding the application site and the location to adjacent to busy Queens Road.

Highways/ transport

The development is in an accessible and sustainable location with regard to public transport. There is a southbound bus stop along the frontage to the site, with the northbound stop nearby. The Monsall tram stop is also within walking distance. There will be cycle storage provision for each unit, conditioned as part of this approval.

The proposed site plan includes the provision of an EV charging point for each dwellinghouse. This is therefore considered acceptable pursuant to policy T1 of the Manchester Core Strategy

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.

Landscaping

New landscaping is proposed as part of the development. This would include hedgerows along the line of the boundary treatment at the front, with some shrubbery and tree planting to provide variation and colour. The back gardens will be turfed apart from Unit 7 which will house 3no. retained trees.

The Neighbourhood Tree team and GMEU both raised concerns regarding the loss of mature trees and biodiversity. A condition attached to this approval will require a full and final landscaping plan to be submitted so as to ensure sufficient mitigation is in place.

Trees

The proposed development site is an area of public realm adjacent to Queens Road. The ground cover is mainly grassland, with some pathways running through it. There are a number of trees in situ. Therefore, the development will necessarily involve the loss of green infrastructure.

13no. trees which have been identified in the arboricultural survey, of which ten will be removed to allow for the development. The remaining three to the south of the site will be retained within the garden of Unit 7. Although there are no TPOs in place at the site, the trees are of high amenity value both to nearby residents and passers-by. On balance, the loss of green public realm and mature trees is outweighed by the benefits of providing affordable housing in North Manchester.

Some mitigation of this loss is proposed as part of the development, in line with Policy EN9 which requires mitigation of the loss of green infrastructure if the benefits of the development are considered to outweigh the loss. However, there have been concerns raised by the City Council arborist that the quality and quantity of the mitigation is not sufficient. Therefore, a condition has been attached to this approval that requires for a full and final mitigation planning scheme to be submitted for approval by the City Council.

Ecology

An ecological survey was submitted as part of the development which was reviewed by the Greater Manchester Ecology Unit. Matters relating to nesting birds and biodiversity mitigation and enhancement have been outlined.

Regarding protected species, no further information or measures are required.

It was felt that the main issue was related to the mitigation of the loss of native mature trees and shrubs and amenity grassland. The applicant has provided revised details (Tree survey and information Planting Plan ref. GM12649-002A received by the City Council, as local planning authority, on 23/03/2023). This was accepted by GMEU and no further information or measures were considered to be required. However, as previously stated, a landscaping condition is attached to this approval for a full and final details of planting to be agreed in writing by the City Council, to ensure the loss of green infrastructure is satisfactorily mitigated including tree mitigation.

In relation to nesting birds, it was felt that as the majority of the existing trees and shrubs will be lost, potential bird nesting habitat would be destroyed. Therefore, a condition is attached to this approval to ensure a survey of nesting species is undertaken prior to any works to trees between 1st of March and 31st of August.

Given the above, it is therefore considered that the development presents opportunities for biodiversity enhancement subject to the relevant conditions in accordance with Core Strategy Policy EN15.

Flood risk

A condition 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.

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 a pre commencement condition has been attached to this approval.

Crime

The application was assessed by the Secure by Design Team at Greater Manchester Police.

The 1800mm high proposed boundary treatments to the rear and side gardens and side alleys, both gates, fencing and mixed wall/fencing options, were considered sufficient in height to deter intruders.

The 1500mm high metal fencing to the parking spaces was also considered sufficiently secure. The permeability of this fencing was considered appropriate to prevent risk to pedestrians from vehicles entering and exiting the spaces.

It was recommended that the house should be built to Secured by Design standards and appropriate condition is attached to this approval to ensure Secured by Design accreditation is achieved by the development.

Waste/servicing

A waste proforma and site plan including bin stores was submitted by the applicant. This was assessed by the Environmental Health and Highways Services. The arrangements are considered acceptable to Highways and Environmental Health in principle. A condition is attached to this approval for the submission of further details. An appropriate condition has been attached to this approval.

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.

Noise

Environmental Health requested a residential acoustic (and overheating) condition be placed on any approval granted, as the proposal is sited off Queens Road and so could be negatively impacted by noise from Queens Road. Environmental Health reviewed the submitted report and 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.

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 Queens Road and overheating. The proposal is therefore considered to be in accordance with saved UDP Policy DC26 subject to this condition.

Local labour

The Work and Skills Team requested that local labour agreements for the construction phase are placed on any approval granted. As this project is in conjunction with the City Council, there is a corporate agreement on the social value outcomes of this under P500

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.

The applicant has confirmed by email the houses will have an all-electric system for the provision of services, with no gas being used. This negates the need to assess the impact of gas boilers as none will be installed on site.

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.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

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

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

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

Drawings

-Drawing - Proposed PL.004 MATERIALS

received by the City Council, as local planning authority, on 19/12/2023

-Drawing - Proposed PL.013A BIN STORES

-Supporting Information PL.012A TYPICAL WINDOW DETAIL

Tree survey or information GM12649-002A PLANTING PLAN

received by the City Council, as local planning authority, on 23/03/2023

Drawing - Proposed PL.005A UNIT PLANS- 2B4P BLOCK 3

Drawing - Proposed PL.006A UNIT PLANS- 3B5P BLOCKS 1 & 2

Drawing - Proposed PL.007A ELEVATIONS-2B4P BLOCK 3

Drawing - Proposed PL.008A ELEVATIONS- 3B5P BLOCKS 1 & 2
Drawing - Proposed PL.009B BOUNDARY TREATMENTS
Drawing - Site Plan PL.003C PROPOSED
received by the City Council, as local planning authority, on 02/06/2023

Supporting information

- Design & Access Statement DESIGN AND ACCESS STATEMENT
- Supporting Information PLANNING STATEMENT
- Supporting Information TELECOMS SUPPLEMENTARY INFO
- Supporting Information TOPOGRAPHICAL SURVEY
- Supporting Information UTILITIES SEARCH REPORT
- Noise assessment or information NOISE IMPACT ASSESSMENT
- PRELIMINARY ECOLOGICAL APPRAISAL REPORT
- PHASE 1 PRELIMINARY RISK ASSESSMENT
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- PHASE 2 GEOENVIRONMENTAL AND GEOTECHNICAL REPORT

Waste Management WASTE PROFORMA
Transport or Travel information TRANSPORT ASSESSMENT
received by the City Council, as local planning authority, on 19/12/2023

- Supporting Information ENVIRONMENTAL STANDARDS STATEMENT-
- Tree survey or information ARBORICULTURAL CONSTRAINTS AND OPPORTUNITIES REPORT

received by the City Council, as local planning authority, on 30/01/2023

- Flood Risk Assessment or Drainage DRAINAGE STRATEGY

received by the City Council, as local planning authority, on 05/06/2023

- Supporting Information AFFORDABLE HOUSING STATEMENT

received by the City Council, as local planning authority, on 06/06/2023

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.

3) 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 Cit Council as 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).

4) Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;

- o Compound locations where relevant;
- o Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.
- The phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.
- A dilapidation survey, which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site

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

The development shall be carried out in accordance with the approved construction management plan and remain in place for the remainder of the construction period

Reason - To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) Prior to the first occupation dwellinghouses hereby approved, the siting, scale and appearance of a suitable cycle store for each dwellinghouses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ. The cycle store should be secure and sheltered, and be within the curtilage of the site.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

6) Prior to the first occupation of the residential element of the development, details and specification of 7kw fast charging electric car charging points for each dwellinghouse shall be submitted for approval in writing by the City Council, as local planning authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

7) Prior to the first occupation of the residential element of the development hereby approved, details of the number, siting and appearance of bird boxes and bat bricks at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ. It is recommended that each house should include a sparrow terrace and a bat brick.

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

8) Prior to the commencement of the development, a surface water drainage scheme for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the local planning authority.

The scheme shall include:

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Evidence of a finalised sewer diversion proposal supported by approval in principle from United Utilities.
- Hydraulic calculations to support the drainage proposal including manhole and pipeline schedule printouts for cross-referencing to the drainage layout.
- 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 in any part of a building;
- Details of how the scheme shall be maintained and managed after completion.
- Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- 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.

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

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

9) Prior to any above ground works, an off-site tree replacement strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of the location, species, size and number of trees to be replanted.

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

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

10) a) The development hereby approved shall be carried out in accordance with the Sustainable Strategy (section 5.7) within the Design & Access Statement, received by the City Council as local planning authority on 19/12/2022.

b) Prior to the first occupation of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the Sustainability Strategy shall be submitted to and approved in writing by the City Council, as local planning authority. Any instances of non-conformity with the strategy shall be detailed along with any measures required to ensure compliance with the strategy.

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

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.

11) Prior to first occupation of the development, details of the measures to be incorporated into the development to demonstrate how Secure by Design accreditation would be achieved shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details and they shall remain in place for the duration of the development.

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.

12) Before the commencement of above ground construction works, details of highways works to Palgrave Avenue and Queens Road shall be submitted to and approved in writing by the City Council as local planning authority. This shall include:

-Footway reinstatement between Palgrave Avenue and Queens Road and installation of dropped kerbs for driveway access from Palgrave Avenue.

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

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

13) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing 'Drawing- Site Plan ref. PL.003D' received by the City Council, as local planning authority, on the 02/06/2023, shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

14) a) Prior to any above ground works a scheme for acoustically insulating the proposed residential accommodation against noise from Queens Road and the nearby mainline railway 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 L_{Amax}, 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 development, 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.

The assessment should consider potential noise impacts of the mainline railway to the south of the site. The Noise Measurement Position 1 (NMP1) located to the west of Palgrave Avenue does not appear to be an optimal location for assessing the application site.

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

15) a) Notwithstanding the details as shown on 'Drawing- Site Plan ref. PL.003D', received by the City Council as local planning authority on 02/06/2023 and the 'Waste Management WASTE PROFORMA' received by the City Council, as local planning authority, on 19/12/2023, prior to any above ground works of the development hereby approved 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 prior to first occupation 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 SP1, DM1 and EN19 of the Manchester Core Strategy

16) 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 Policy DM1 of the Manchester Core Strategy.

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

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

18) 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.

19) 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.

20) The development shall be fully implemented in accordance with the following document 'Supporting Information- Affordable Housing Statement', received by the City Council as Local Planning Authority on 06/06/2023.

The affordable housing shall be retained in perpetuity 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.

21) The proposal shall be carried out in accordance with 'Supporting Information- Typical Window Detail ref. PL.012A', received by the City Council as Local Planning Authority on 23 March 2023, in relation to window reveals. For the avoidance of doubt the window reveal should be minimum 195mm deep with a brick soffit.

Reason - In the interest of preserving the architectural quality of the development pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

22) 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 PL.005A UNIT PLANS- 2B4P BLOCK 3

-Drawing - Proposed PL.006A UNIT PLANS- 3B5P BLOCKS 1 & 2

-Drawing - Proposed PL.007A ELEVATIONS-2B4P BLOCK 3

-Drawing - Proposed PL.008A ELEVATIONS- 3B5P BLOCKS 1 & 2

received by the City Council, as local planning authority, on 02/06/2023.

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

23) 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 (Tree survey or information ARBORICULTURAL CONSTRAINTS AND OPPORTUNITIES REPORT received by the City Council, as local planning authority, on 30/01/2023) ; 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.

24) 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.

25) Prior to any above ground works, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

26) 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.

27) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

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

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

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

29) The boundary treatments shall be carried out in accordance with Drawing - Proposed ref.PL.009B BOUNDARY TREATMENTS received by the City Council, as Local Planning Authority, on the 02/06/2023. The approved details shall be implemented as part of the development and be in place prior to the first occupation of development.

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

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

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

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of constriction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation

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

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) For the avoidance of doubt for any works on the adopted highway the applicant will be required to enter into a Section 278 agreement for the alterations to the existing highways. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

Appendix 1 – List of consultees & neighbours notified

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

222 Queens Road, Manchester, M40 8JW
218 Queens Road, Manchester, M40 8JW
7 Tuxford Walk, Manchester, M40 8QT
3 Tuxford Walk, Manchester, M40 8QT
1 Tuxford Walk, Manchester, M40 8QT
8 Pensby Walk, Manchester, M40 8GN
6 Pensby Walk, Manchester, M40 8GN
513 Queens Road, Manchester, M40 8RF
12 Pensby Walk, Manchester, M40 8GN
248 Queens Road, Manchester, M40 8JW
242 Queens Road, Manchester, M40 8JW
234 Queens Road, Manchester, M40 8JW
228 Queens Road, Manchester, M40 8JW
220 Queens Road, Manchester, M40 8JW
226 Queens Road, Manchester, M40 8JW
8 Carslake Road, Manchester, M40 8JQ
6 Carslake Road, Manchester, M40 8JQ
4 Carslake Road, Manchester, M40 8JQ
2 Carslake Road, Manchester, M40 8JQ
515 Queens Road, Manchester, M40 8RF
511 Queens Road, Manchester, M40 8RF
18 Pensby Walk, Manchester, M40 8GN
16 Pensby Walk, Manchester, M40 8GN
14 Pensby Walk, Manchester, M40 8GN
10 Pensby Walk, Manchester, M40 8GN
9 Tuxford Walk, Manchester, M40 8QT
5 Tuxford Walk, Manchester, M40 8QT
9 Palgrave Avenue, Manchester, M40 8QN
7 Palgrave Avenue, Manchester, M40 8QN
5 Palgrave Avenue, Manchester, M40 8QN
3 Palgrave Avenue, Manchester, M40 8QN
19 Palgrave Avenue, Manchester, M40 8QN
17 Palgrave Avenue, Manchester, M40 8QN
15 Palgrave Avenue, Manchester, M40 8QN
13 Palgrave Avenue, Manchester, M40 8QN

11 Palgrave Avenue, Manchester, M40 8QN
252 Queens Road, Manchester, M40 8JW
250 Queens Road, Manchester, M40 8JW
246 Queens Road, Manchester, M40 8JW
244 Queens Road, Manchester, M40 8JW
240 Queens Road, Manchester, M40 8JW
238 Queens Road, Manchester, M40 8JW
236 Queens Road, Manchester, M40 8JW
232 Queens Road, Manchester, M40 8JW
230 Queens Road, Manchester, M40 8JW
224 Queens Road, Manchester, M40 8JW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL