

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136513/JO/2023

Date registered valid: 17 March 2023

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

Address: Land South of Victoria Avenue, Blackley, Manchester, M9 0RA

Ward(s): Higher Blackley Ward

Applicant: Mr Steve Brown, John Southworth

Agent (if any): Mr Daniel Tomlinson, GWP Architecture

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 18 May 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 14 April 2023

Standard consultations:

Printed: 30 March 2023 Expired: 20 April 2023

Neighbour notifications

Printed: 30 March 2023 Expired: 20 April 2023

Site notice

Posted: 14 April 2023 Expired: 5 May 2023

Press advert

Published: 4 April 2023 Expired: 25 April 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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

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

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

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

Description of development

Variation of condition 2 (specified plans), 11 (boundary treatment) and 17 (waste management) attached to planning permission 129604/JO/2021 which allowed for the erection of 25 dwellinghouses (C3a) with associated car parking, landscaping and boundary treatment following demolition of part of the Higher Blackley Community Centre and Former Royal British Legion.

In this case variations are to allow a revised bin store arrangement, reconfiguration of driveways and landscaping arrangement and a change to front access to plot 22.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services – the proposed changes to the conditions are satisfactory.

Relevant Planning History

129604/JO/2021

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

125974/FO/2020

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

105624/FO/2014/N1

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

105630/DEM/2014/N1

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

Policy

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

- Policies DM1, SP1 and EN19 of the Core Strategy
- Guide to Development in Manchester (SPD)
- Residential Quality Guidance
- National Planning Policy Framework

Issues

The principle of development was established under planning permission 125974/FO/2020 erection of 25 dwellinghouses (C3a) with associated car parking, landscaping and boundary

treatment following demolition of part of the Higher Blackley Community Centre and Former Royal British Legion and other associated works.

In this case the proposed alterations to the scheme layout have arisen following the identification of a number of anomalies on the approved drawings. The changes are necessary to enable the proposed development to function effectively.

The changes relate to minor site layout changes to footpaths, garden spaces, drives, levels and the bin strategy so as to be compliant with relevant regulations and best practice.

In summary, changes include the simplification of plot 4 bin route through the introduction of a front bin store to lessen the travel distance for collection, alterations to plot 3, reconfiguration of drives and landscape adjacent plot 6 to make levels in this area compliant with building regulation access (Part M) requirements, landscape adjacent adjusted following review of retaining structures, change to create front access to plot 22 and alterations to boundary treatment.

It is considered that given the context of the proposal, the proposed changes are of a minor nature and will improve access to the site. The changes are considered insignificant and will result in no material harm to the overall appearance or function of the proposed development, the original design intent or visual amenity. On this basis, the proposed amendments are considered satisfactory and would accord with overarching development plan policy and guidance.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

- 1) The development must be begun not later than 26 February 2024.

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

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

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

Drawings referenced 2240-GWP-01-01-DR-A-(00)-0001_Site Location Plan-P03, 2240-GWP-00-XX-DR-A-(90)-0015_Site Sections 1 of 2-P03, 2240-GWP-00-XX-DR-A-(90)-0016_Site Sections 2 of 2-P02, 2240-GWP-01-01-DR-A-(00)-0003_Proposed Site Plan-P05, 2240-GWP-00-XX-DR-A-(90)-0006_Hard Landscaping Layout-P03, 2240-GWP-00-XX-DR-A-(90)-0010_Boundary Treatments Plan-P05, 2240-GWP-00-XX-DR-A-(90)-0011_Boundary Treatments Types_Details 1 of 3-P03, 2240-GWP-00-XX-DR-A-(90)-0012_Boundary Treatments Types_Details 2 of 3-P01, 2240-GWP-00-XX-DR-A-(90)-0013_Boundary Treatments Types_Details 3 of 3-P01, 2240-GWP-00-XX-DR-A-(00)-0010_Contextual Street Elevations 1 of 2-P03, 2240-GWP-00-XX-DR-A-(00)-0011_Contextual Street Elevations 2 of 2-P02, 2240-GWP-00-XX-DR-A-(00)-0005_Materials Layout-P02, 2240-GWP-00-XX-DR-A-(90)-0005_Waste Management Layout-P03 received by the City Council as Local Planning Authority on 16 May 2023.

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

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

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

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

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

5) The development hereby approved shall only be implemented in accordance with the Local Benefit Proposal received by the City Council, as Local Planning Authority on 16 April 2022 as agreed as part of condition discharge application referenced CDN/21/0309

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

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

6) Notwithstanding the detailed drainage proposal (C2001 P06) and flood risk assessment stamped as received by the City Council, as Local Planning Authority, on the 14 January 2021 and 20 January 2020 respectively, (a) the development shall not commence (other than site clearance and demolition) until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Maximise use of green SuDS in design;
- Details of surface water attenuation that offers a reduction in surface water runoff to green runoff rates;
- 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 climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with the appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

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

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

7) Notwithstanding the land contamination assessment stamped as received by the City Council, as Local Planning Authority, on the 20 January 2020, (a) the development shall not commence (other than site clearance and demolition) until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of the addendum gas monitoring and risk assessment report on completion of the proposed nine monitoring rounds. This should include the calibration certificate(s) for the whole monitoring period.
- Submission of a post demolition site investigation including the former substation
- Submission of a detailed Remediation Strategy

Once approved, the development shall then be carried out in accordance with the approved details.

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

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

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

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

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

9) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part the development.

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 Manchester Core Strategy.

10) The window reveals for the development shall be carried out in accordance with 882.HT.001 'Bay Study' stamped as received by the City Council, as Local Planning Authority, on 14 January 2021. For the avoidance of doubt the extent of the window reveals and detailing will be as follows:

- Minimum window reveal 70 mm;

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

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

XX-DR-A-(90)-0012/P01, received by the City Council as Local Planning Authority on 16 May 2023.

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

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

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

12) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement stamped as received by the City Council, as Local Planning Authority, on the 14 January 2021. For the avoidance of doubt the development shall achieve a minimum of 15% reduction in carbon on Part L 2010 Building Regulations.

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

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

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

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;

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

- Timescale for implementation.

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

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

14) (a) Prior to any above ground works, details of a hard and soft landscaping treatment scheme shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

15) 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 Manchester Core Strategy.

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

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

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

17) The waste management arrangements for development hereby approved shall be carried out in accordance with the waste management pro-forma received by the City Council, as Local Planning Authority on the 20 January 2020 and drawing referenced 2240-GWP-00-XX-DR-A-(90)-0005_Waste Management Layout-P03, received by the City Council as Local Planning Authority on 16 May 2023.

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

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

18) The development hereby approved shall only be implemented in accordance with the lighting details show on drawing referenced 01 received by the City Council, as Local Planning

Authority, on the 16 April 2022, as agreed as part of discharge of condition application referenced CDN/21/0309.

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

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

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

20) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 January 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

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

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

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

For the avoidance of doubt this shall include the following:

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

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

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

- Dropped kerbs and tactile paving to all crossing points.

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

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

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the residential units hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2020 (or any order revoking and re-enacting that Order with or without modification) the dwellings hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

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

25) The development hereby approved shall only be implemented in accordance with the Bat and Bird Box Strategy received by the City Council, as Local Planning Authority on 16 April 2021, as agreed as part of discharge of condition application referenced CDN/21/0309.

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

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

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

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

27) Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in situ thereafter.

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

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

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

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

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

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

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

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

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

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

32) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the dwellings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

33) Prior to the commencement of the development (other than site clearance and demolition), full details of the existing and proposed levels at the application site (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with these details.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

48 Boothroyden Road, Higher Blackley, Manchester, M9 0SL
3 Willan Road, Manchester, M9 8LL
195 Victoria Avenue, Blackley, Manchester, M9 0RA
66 Heathbank Road, Manchester, M9 0NB
13 Willan Road, Manchester, M9 8LL
57 Wavertree Road, Manchester, M9 8LH
Ground Floor And First Floor, 195 Victoria Avenue, Blackley, Manchester, M9 0RA
218 Victoria Avenue, Blackley, Manchester, M9 0RR
34 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
205 Victoria Avenue, Blackley, Manchester, M9 0RA
200 Victoria Avenue, Blackley, Manchester, M9 0RR
114 Heathbank Road, Manchester, M9 0WB
74 Heathbank Road, Manchester, M9 0NB
120 Heathbank Road, Manchester, M9 0WB
48 Wavertree Road, Manchester, M9 8LJ
94 Heathbank Road, Manchester, M9 0WB
5 Willan Road, Manchester, M9 8LL
188 Victoria Avenue, Blackley, Manchester, M9 0RR
19 Willan Road, Manchester, M9 8LL
29 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
90 Heathbank Road, Manchester, M9 0NB
52 Wavertree Road, Manchester, M9 8LJ
193 Victoria Avenue, Blackley, Manchester, M9 0RA
209 Victoria Avenue, Blackley, Manchester, M9 0RA
78 Heathbank Road, Manchester, M9 0NB
50 Wavertree Road, Manchester, M9 8LJ
96 Heathbank Road, Manchester, M9 0WB
59 Wavertree Road, Manchester, M9 8LH
11 Willan Road, Manchester, M9 8LL
208 Victoria Avenue, Blackley, Manchester, M9 0RR
202 Victoria Avenue, Blackley, Manchester, M9 0RR
206 Victoria Avenue, Blackley, Manchester, M9 0RR
211A Victoria Avenue, Blackley, Manchester, M9 0RA
32 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
Blackley Library, Victoria Avenue, Blackley, Manchester, M9 0RA
Top Flat, 201 Victoria Avenue, Blackley, Manchester, M9 0RA
189 Victoria Avenue, Blackley, Manchester, M9 0RA
197 Victoria Avenue, Blackley, Manchester, M9 0RA
36 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
88 Heathbank Road, Manchester, M9 0NB
82 Heathbank Road, Manchester, M9 0NB
76 Heathbank Road, Manchester, M9 0NB
191 Victoria Avenue, Blackley, Manchester, M9 0RA
55 Wavertree Road, Manchester, M9 8LH
63 Wavertree Road, Manchester, M9 8LH
60 Wavertree Road, Manchester, M9 8LJ
56 Wavertree Road, Manchester, M9 8LJ
54 Wavertree Road, Manchester, M9 8LJ
110 Heathbank Road, Manchester, M9 0WB
102 Heathbank Road, Manchester, M9 0WB

204 Victoria Avenue, Blackley, Manchester, M9 0RR
211 Victoria Avenue, Blackley, Manchester, M9 0RA
201 Victoria Avenue, Blackley, Manchester, M9 0RA
35 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
33 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
122 Heathbank Road, Manchester, M9 0WB
Ground Floor, 195 Victoria Avenue, Blackley, Manchester, M9 0RA
106 Heathbank Road, Manchester, M9 0WB
98 Heathbank Road, Manchester, M9 0WB
Higher Blackley Community Centre, Victoria Avenue, Blackley, Manchester, M9 0RA
First Floor, 197 Victoria Avenue, Blackley, Manchester, M9 0RA
207 Victoria Avenue, Blackley, Manchester, M9 3RA
Flat Above, 189 Victoria Avenue, Blackley, Manchester, M9 0RA
199 Victoria Avenue, Blackley, Manchester, M9 0RA
62 Wavertree Road, Manchester, M9 8LJ
7 Willan Road, Manchester, M9 8LL
216 Victoria Avenue, Blackley, Manchester, M9 0RR
53 Wavertree Road, Manchester, M9 8LH
203 Victoria Avenue, Blackley, Manchester, M9 0RA
192 Victoria Avenue, Blackley, Manchester, M9 0RR
70 Heathbank Road, Manchester, M9 0NB
1 Willan Road, Manchester, M9 8LL
194 Victoria Avenue, Blackley, Manchester, M9 0RR
Blackley Dental Surgery, 214 Victoria Avenue, Blackley, Manchester, M9 0RR
65 Wavertree Road, Manchester, M9 8LH
Top Flat, 209 Victoria Avenue, Blackley, Manchester, M9 0RA
17 Willan Road, Manchester, M9 8LL
112 Heathbank Road, Manchester, M9 0WB
212 Victoria Avenue, Blackley, Manchester, M9 0RR
198 Victoria Avenue, Blackley, Manchester, M9 0RR
84 Heathbank Road, Manchester, M9 0NB
61 Wavertree Road, Manchester, M9 8LH
Flat At, British Legion, Victoria Avenue, Blackley, Manchester, M9 0RA
28 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
80 Heathbank Road, Manchester, M9 0NB
64 Heathbank Road, Manchester, M9 0NB
118 Heathbank Road, Manchester, M9 0WB
92 Heathbank Road, Manchester, M9 0NB
4 Plant Hill Road, Manchester, M9 0ND
15 Willan Road, Manchester, M9 8LL
210 Victoria Avenue, Blackley, Manchester, M9 0RR
67 Wavertree Road, Manchester, M9 8LH
190 Victoria Avenue, Blackley, Manchester, M9 0RR
86 Heathbank Road, Manchester, M9 0NB
72 Heathbank Road, Manchester, M9 0NB
124 Heathbank Road, Manchester, M9 0WB
104 Heathbank Road, Manchester, M9 0WB
100 Heathbank Road, Manchester, M9 0WB
9 Willan Road, Manchester, M9 8LL
196 Victoria Avenue, Blackley, Manchester, M9 0RR
31 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
30 Buckingham House, 5 Kingsmead Mews, Manchester, M9 0RT
Flat At, 193 Victoria Avenue, Blackley, Manchester, M9 0RA
58 Wavertree Road, Manchester, M9 8LJ

108 Heathbank Road, Manchester, M9 0WB
68 Heathbank Road, Manchester, M9 0NB
116 Heathbank Road, Manchester, M9 0WB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA