

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128665/JO/2020 and 128627/LO/2020

Date registered valid: 20 November 2020

Proposal: Variation of Condition numbers 2 (specified plans) and 12 (bin storage) attached to planning approval reference 122334/JO/2019 to allow amendments to Parklands, Lodge, and Cedars buildings; and amendments to previously approved house types
and
Variation of consent 119243/LO/2018 to allow amendments to Parklands, Lodge, and Cedars buildings; and amendments to previously approved house types

Address: 825 Wilmslow Road, Manchester, M20 2SN

Ward(s): Didsbury East Ward

Applicant: P J Livesey Group and Tameside Metropolitan Borough Council, C/o Agent

Agent (if any): Miss Rachel Jones, Avison Young, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12.04.2023

Application details

Type of application: Variation or Removal of Condition

Development type: Small scale Major Dwellings

Date of site visit: Multiple

Standard consultations:

Printed: 25 November 2020 Expired: 16 December 2020

Neighbour notifications

Printed: 25 November 2020 Expired: 16 December 2020

Site notice

Posted: 03 December 2020 Expired: 24 December 2020

Press advert

Published: 1 November 2020 Expired: 22 November 2020

Departure from Development Plan: No

Environmental Statement: Not required

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: Multiple

Standard consultations:

Printed: 25 November 2020 Expired: 16 December 2020

Neighbour notifications

Printed: 25 November 2020 Expired: 16 December 2020

Site notice

Posted: 3 December 2020 Expired: 24 December 2020

Press advert

Published: 1 December 2020 Expired: 22 December 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The property that is the subject of the application and listed building application is known as 825 Wilmslow Road.

The original focal building to the west of the site is known as The Cedars and is a Grade II Listed Building built in 1857 (totalling 7,300.00m³ including later extensions built c. 1940). The building can be seen across the deep landscaped frontage from Wilmslow Road over a low level brick wall between mature protected trees to the southern boundary.

Consent and Listed Building Consent was granted under reference 119242/FO/2018 and 119243/LO/2018 for the erection of 22 No. (2 x 3 bed, 18 x 4 bed, 2 x 5 bed) houses (C3), conversion of Parklands (use class B1a) to 39 No. (16 x 1 bed, 20 x 2 bed, 3 x 3 bed) apartments (C3), conversion of and extensions to The Cedars (use class B1a) to 21 No (8 x 1 bed, 10 x 2 bed, 3 x 3 bed) apartments (C3), conversion of The Coach House into 2 No. (1 x 1 bed, 1 x 2 bed) houses (C3) and conversion of The Lodge into 1 No. (1 x 2 bed) house (C3), totalling 85 units, including demolition works, works to highways, provision of parking, landscaping and other associated works.

Following this consent a variation was approved under reference 122334/JO/2019 to vary Condition 2 attached to consent reference 119242/FO/2018 to replace the approved Arboricultural Impact Assessment.

The development is now substantially completed.

Listed building: Grade II

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: There are a number of Tree Preservation Orders in place across the site.

Description of development

Variation of Condition numbers 2 (specified plans) and 12 (bin storage) attached to planning approval reference 122334/JO/2019 to allow amendments to Parklands, Lodge, and Cedars buildings; and amendments to previously approved house types.

Variation of consent 119243/LO/2018 to allow amendments to Parklands, Lodge, and Cedars buildings; and amendments to previously approved house types.

Consultations & Notification Responses

The applications were received in November 2020, no objections were received at the time, however, due to delays in the signing of the Section 106 agreement variation and following construction issues residents on Lakenheath Close made comments in April / May 2022 in relation to the collection of the bins of their houses (not subject to change as part of this variation application). They also took the opportunity to question the location of the proposed external bin store for the apartment stating they were more visually obtrusive for the occupants of the housing on Lakenheath Close and would impact on landscaping and disabled parking.

Further revisions were proposed in June 2022 and notifications were sent out. Residents reiterated their comments about the position of the bin store adding that it was harmful to the setting of the listed building and the character of the Conservation Area.

The position of the bin store for the apartments has now been moved to the other side of the access road next to the retained electricity substation screening the bin store from the view of occupants of the housing on Lakenheath Close. The notification of this change was sent out in

October 2022. No objections have been received to the scheme following the revision of the location of the bin store.

Highway Services – No Objections

Environmental Health – No Objections, information has now been submitted to discharge the former condition 17 relating to contamination land which is acceptable.

Neighbourhood Team Leader (Arboriculture) – No comments received

MCC Flood Risk Management – Acceptable subject to a condition relating to overland flow routes.

Greater Manchester Police – No Objections

Didsbury Civic Society – No comments received

Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 3, Heritage – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which are:-

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Vehicular access and car parking.

Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policies – Policy DC18 is considered of relevance in this instance:

Policy DC18, Conservation Areas – Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i. the relationship of new structures to neighbouring buildings and spaces;

ii. the effect of major changes to the appearance of existing buildings;

iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including

iv. street trees);

v. the effect of signs and advertisements;

vi. any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area.

This will include the protection of views into and out of Conservation Areas.

The National Planning Policy Framework (July 2021) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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

Section 5 (Delivering a sufficient supply of homes) - The proposals would provide new homes within a sustainable location.

Section 6 – (Building a strong and competitive economy) - The proposal would create jobs during the construction period.

Section 8 (Promoting healthy and safe communities) – The proposals have been designed with safety and security in mind.

Section 9 (Promoting Sustainable Transport) – The proposal is in a sustainable Location.

Section 11 (Making Effective Use of Land) – The proposal would make effective use of land utilising previously developed site in an urban location.

Section 12 (Achieving Well-Designed Places) – It is considered that the proposals reflect the local character in terms of layout and scale of development and would achieve a well-designed place.

Section 16 (Conserving and enhancing the historic environment) – It is considered that the scheme has regard to the context of the site and the designated heritage on site and within which it lies.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Manchester Residential Quality Guidance 2016 – Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of

incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Issues

The principle of the development proposals was established by application 119242/FO/2018 / 119243/LO/2018 and varied consent 122334/JO/2019. Consideration is given to the alterations to the alterations to those consent as follows:

In detail, the changes are described in the planning agent's covering letter originally submitted were:

P1.1

Tweaks to parking layout

Design Justification - curved parking details removed for improved access. Parking locations updated to better align spaces to dwellings.

P1.2

Changing grasscrete spaces to gravel

Technical Justification - material change improves the longevity and appearance of the landscaped surface.

P1.3

Retention of service room to north of Parklands

Technical Justification - reduced demolition and re-using more of the existing structure.

P1.4

Detached bike store to be located to north of Parklands as service room is being retained

Technical Justification - reduced demolition and re-using more of the existing structure.

P1.5

Parklands – elevational and internal tweaks

Technical Justification - improving the structural and technical design of the conversion. The layout has been significantly improved by retaining the central stairs and changing the configuration of the internal. Travel distances within corridors are reduced, therefore the secondary fire escape stair proposed, is no longer needed. This redundant staircase has been removed from the proposals, and the space can be utilised by the proposed apartments. These changes have caused a slight change in the apartment mix; 2no. 3xbed apartments have replaced 2no. 1xbed apartments.

P1.6

Lodge – elevational and internal tweaks

Design Justification – Improved design.

P2.1A / P2.1B

Cedars – elevational and internal changes, both existing and new build extension
Technical Justification - alignment of the top floor to the Cedars new extensions improves the technical design of the build and makes it easier to build, use less steelwork and be more sustainable.

Design Justification – Demolition of the Aspen House West extension revealed the former access. To be retained and reused. This reduces the amount of new construction.

P2.2

New build - detach building 20 and 21

Design Justification - Detaching the new builds allows improved access for residents.

P2.3

New build - reduce size of dwelling 23

Design Justification - reducing the width of dwelling 23 now causes the building to align with dwelling 22 and creates an improved internal space.

P2.4A/P2.4B

New build– redesign dwelling 19

Design Justification - The entrance to dwelling 19 is compromised. Without access via Wingate Drive the size of the dwelling has been reduced. The reduced sizes reduces the potential damage to nearby trees, and gives an opportunity to improve the front and rear elevation.

P2.5

New build - slight relocation of dwellings 18 & 19, set back 1m. Hardstanding adjusted accordingly.

Design Justification - The setback creates a small courtyard and improves approach to both dwellings.

P2.6

Tweaks to parking layout

Design Justification - curved parking details removed for improved access. Parking locations updated to better align spaces to dwellings.

Alterations to the housing mix in Parklands where 2no. 3 bed apartments have been replaced by 2 no. 1 bed apartments.

Further information was also submitted to discharge conditions attached to the listed building consent. The Conservation Officer has had numerous meetings with the applicant to work through the detailing.

The revised plans received in June also saw:

The Cedars

Renumbering plots

Internal reconfiguration

Plot 001 (formerly 06) apartment entrance relocated

Plot 002 (formerly 01) apartment entrance relocated

Plot 001 (formerly 06 lower floor) becomes a single level apartment

Plot 101 (formerly 06 upper floor and plot 07) becomes a single level apartment

Lower Ground Floor (LGF) bin store relocated to provide services storage (water tank, electrical service room)

New main entrance added to Ground Floor, west elevation. The entrance uses the original opening revealed after the Aspen House extension was removed. Plot 107 (formerly Plot 12) reconfigured to allow for the new entrance.

Former entrance to the south elevation becomes residential accommodation with access to a private terrace. Reconfiguration of Plot 107 (formerly Plot 12)
Plot 203 (formerly Plot 16) balcony reduced size
Plot 206 (formerly Plot 19) western balcony removed, as part of the new entrance changes. Layout adjusted; kitchen becomes new study position, bedroom becomes new kitchen position.
Plot 301 (formerly Plot 20) roof terrace relocated, and provided as part of the new eastern extension
Plot 302 (formerly Plot 21) roof terrace removed, balcony added
Plot 303 (formerly Plot 22) roof terrace reduced size

Site Plans

Minor adjustment to boundary locations
Internal bin store proved impossible due to level changes and internal corridor widths – it is now proposed as an external structure.
Cedars Cycle store changed to Cedars bin store. Structure positioned in the previous approved bin collection location.
2no. Cycle stores added. One near the Parkwood, one near the Cedars.
New Cedars west elevation entrance shown with minor adjustment to resident's courtyard parking.
Former Cedars south entrance becomes a private terrace.

Revised plans received in October also proposed to replace the bin strategy plan again, to remove the bin store from the rear of the Cedars and to place a bin store within the grounds adjacent to the electricity substation. In a meeting with regards to wider waste issues on site Biffa have no objections to servicing bin collection from this point.

The plans show:

- Installation of 2 additional light columns as indicated on plan reference 123 00 1113 – F to improve lighting for refuge workers in winter months.
- Two areas of soft landscaping reduced and replaced with hardstanding as indicated on plan reference 123 00 1111 – G to allow more room for vehicle manoeuvring.
- Two signs to be installed at turning head area to read 'TURNING AREA ONLY STRICTLY NO PARKING AT ALL TIMES' as indicated on plan reference 123 00 1111 – G.

The applicant has also agreed to provide Biffa with the code the emergency access gate should a refuge vehicle get stuck in the site.

The amendments when considered holistically are considered to cause less than substantial harm to the designated heritage assets that are the Grade II listed building and the Didsbury St. James Conservation Area that are outweighed by the public benefits of the scheme, including the provision of housing and the reuse of a listed building. The concerns of residents that related to waste management on site and the appearance of a bin store and cycle store have been addressed through revisions during the application process.

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. The proposal is considered to be acceptable and has been determined in a timely manner.

Condition(s) to be attached to decision for approval of application 128665/JO/2020

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

- 123-00-1101 Rev F - Proposed Masterplan
- 123-00-1102 Rev F - Proposed Roof Plan
- 123-00-1105 Rev F - Proposed House Types Site Plan
- 123-00-1111 Rev G - Bin Strategy
- 123-00-1113 Rev G - External Lighting
- 123-00-1114 Rev F - Proposed Parking
- 123-00-1116 Rev G - Boundary Treatments Plan
- 123-00-1117 Rev F - Proposed Masterplan Showing Hard Landscaping
- 123-00-1119 Rev A – Cycle Store
- 123-01-1003 Rev D - The Cedars Proposed Lower Ground Floor
- 123-01-1004 Rev D - The Cedars Proposed Ground Floor Plan
- 123-01-1005 Rev D - The Cedars Proposed First Floor Plan
- 123-01-1006 Rev D - The Cedars Proposed Second Floor Plan
- 123-01-1007 Rev C - The Cedars Proposed Plans Roof Plan
- 123-01-1102 Rev F - The Cedars Proposed Elevations
- 123-03-1002 Rev D - Parklands Apartments Proposed Plans Ground and First Floor Plan
- 123-03-1004 Rev D - Parklands Apartments Proposed Plans Second and Third Floor Plan
- 123-03-1006 Rev A – Parklands Plan Room
- 123-03-1102 Rev D - Parklands Apartment Block Proposed Elevations
- 123-04-1002 Rev D - The Coach House Proposed Plans and Elevations
- 123-05-1001 Rev B - House Type 1 Plans and Elevations
- 123-05-1002 Rev A – House Type 1 Plans and Elevations (det)
- 123-07-1001 Rev B - House Type 3 Plans and Elevations
- 123-08-1001 Rev B - House Type 4 Plans and Elevations
- 123-00-1120 Rev B – Cedars Bin Store
- Bin Proforma October 2022
- 123-03-2446 Rev C - Bike Store Details - The Cedars

Swept Path Analysis prepared by CBO Transport received by email 22.03.2023

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

- 2.) Materials shall be in line with the information submitted in association with Discharge of Condition application reference CDN/19/0769.

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.

- 3.) Within three months of this approval written confirmation of secure by design accreditation shall be submitted to the local planning authority.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

- 4.) An updated overland flow routes drawing should be submitted for approval; highlighting how the elevations the surface water run-off routes within 3 months of this consent. If needed the proposed drainage layout (approved as part of application 12334/JO/2019) should be adjusted accordingly to ensure localised surface water flooding is kept to a minimum on site or is directing to designated areas.

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

- 5.) Drainage Management shall be in line with the information submitted in association with Discharge of Condition application reference CDN/19/0769.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

- 6.) Signage Strategy shall be in line with the information submitted in association with Discharge of Condition application reference CDN/19/0769.

Reason - To reduce risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

- 7.) 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.

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

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

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

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

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

- 9.) Travel planning should be in accordance with information submitted with discharge of condition application reference CDN/18/0902 (Travel Plan document CBO-0490-003).

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to the information discharged above shall be submitted to and approved 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, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

- 10.) Construction Management shall be in line with the information submitted in association with Discharge of Condition application reference CDN/18/0902. (Construction Management Plan and associated drawing no. 123 00 2103/A)

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing on site as the impacts of construction works to deliver the development require mitigation.

- 11.) The storage and disposal of waste shall be undertaken in accordance with the Bin Strategy Plan 123 00 1111 - G and drawings submitted with the application and shall remain in situ whilst the development is in operation.

Within one month of this consent works as set out in the email from the agent dated 06.02.2023 shall be implemented, for clarification these works are as follows:

Installation of 2 additional light columns as indicated on plan reference 123 00 1113 – F to improve lighting for refuge workers in winter months.

Two areas of soft landscaping reduced and replaced with hardstanding as indicated on plan reference 123 00 1111 – G to allow more room for vehicle manoeuvring.

Two signs to be installed at turning head area to read 'TURNING AREA ONLY STRICTLY NO PARKING AT ALL TIMES' as indicated on plan reference 123 00 1111 – G.

Biffa will be provided with a code for the emergency access gate, only to be utilised if a refuse vehicle is unable to manoeuvre in the authorised manner.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

- 12.) Acoustic Insulation shall be in line with the information submitted in association with Discharge of Condition application reference CDN/19/0769.

Reason - To secure a reduction in noise from traffic and other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

- 13.) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location.

The scheme should be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

Reason - To secure a reduction in noise in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

- 14.) Air Quality Assessment shall be in line with the information submitted in association with Discharge of Condition application reference CDN/19/0769.

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

- 15.) Contaminated Land measures shall be carried out in accordance with information submitted in association with Discharge of Condition application reference CDN/18/0902. (Phase 1 Preliminary Risk Assessment, LKC, Reference LKC 17 1221, Dated: 7 July 2017
Phase 2 Ground Investigation and Remediation Strategy, IGE, reference 3135-02, Dated Dec 2018)

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

- 16.) 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 dwelling houses 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 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 - 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.

- 17.) Within three months of this approval the cycle parking provision as detailed within the approved drawings and documents shall be installed and retained thereafter.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

- 18.) The car parking for the units hereby approved indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the development hereby approved. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Core strategy.

- 19.) 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, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Core Strategy.

- 20.) No demolition of the building on site or removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

- 21.) Bird nest and bat roost provision shall be in line with the information submitted in association with Discharge of Condition application reference CDN/19/0769.

Reason: To enhance the biodiversity of the site pursuant to policy EN9 of the Core Strategy

- 22.) Notwithstanding the details of the hard and soft landscaping treatment scheme as set out within the approved drawing references: 123-00-1117 Rev F, further details of replacement tree planting shall be submitted. The scheme as then approved shall be implemented not later than 12 months from the date of this consent. 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.

Condition(s) to be attached to decision for approval of application 128627/LO/2020

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

Arboricultural Impact Assessment dated July 2018 prepared by Urban Green

- Site Location Plan
- Design and Access Statement
- Information to discharge conditions:
 - Demolition Plan (ref: 123 -00-1003 – B)
 - The Cedars Demolition Plan (ref: 123-01-1008 – A)
 - Task Method Statement / Risk Assessment – Stripout (ref: MWD361-T2-1)
 - Cedar House Demolition Task Method Statement / Risk Assessment (ref: MWD361-T8)
 - The Cedars New Extension Junction Details (ref: 123-03-2417)
 - The Cedars Wall Lining Plan Lower Ground Floor (ref: 123-03-2410)
 - The Cedars Wall Lining Plan Ground Floor (ref: 123-03-2411)
 - The Cedars Wall Lining Plan First Floor (ref: 123-03-2412)
 - The Cedars Wall Lining Plan Second Floor (ref: 123-03-2413)
 - The Cedars Typical Retaining Wall and Tanking Details (ref: 123-03-2420)
 - The Cedars Elevations Masonry Defects & Fixture Removal Sheet 1 of 2 (ref: 123-03-2600)
 - The Cedars Elevations Masonry Defects & Fixture Removal Sheet 2 of 2 (ref: 123-03-2601)
 - Cedars Building Ground Floor Rooms 01 – 06 Floor upgrade details (ref: 123-03-2422)
 - Cedars Building Ground Floor Rooms 07 – 11 Floor upgrade details (ref: 123-03-2423)
 - Cedars Building First Floor Rooms 01 – 05 Floor upgrade (ref: 123-03-2424)
 - Cedars Building First Floor Rooms 06 – 08 Floor upgrade details (ref: 123-03-2425)
 - Cedars Building Second Floor Rooms 01 – 05 Floor upgrade details (ref: 123-03-2426)
 - Cedars Building Details 02 Proposed Plan & Section Details (ref: 123-03-2428)
 - Cedars Building Details 03 Proposed Plan & Section Details (ref: 123-03-2429)
 - Cedars Building Details 01 Central Staircase as Existing (ref: 123-03-2427)
 - The Cedars Suspended Ceilings Lower Ground Floor (ref: 123-03-2413)
 - The Cedars Suspended Ceilings Ground Floor (ref: 123-03-2414)
 - The Cedars Suspended Ceilings First Floor (ref: 123-03-2415)
 - The Cedars Suspended Ceilings Second Floor (ref: 123-03-2416)
 - The Cedars Didsbury – Window Condition Report
 - The Coach House Existing Photographic Survey KEY
 - The Coach House Existing Photographic Survey Zone A
 - The Coach House Existing Photographic Survey Zone B
 - The Coach House Existing Photographic Survey Zone C
 - The Coach House Existing Photographic Survey Zone D
 - The Coach House Existing Photographic Survey Zone E
 - The Coach House Existing Photographic Survey Zone F
 - The Coach House Existing Photographic Survey Zone G
 - The Coach House Existing Photographic Survey Zone H
 - The Coach House Existing Photographic Survey Zone I

- The Coach House Existing Photographic Survey Zone J
 - The Cedars Existing Lower Ground Floor Plan Pre Construction Images (ref: 123-03-2400)
 - The Cedars Existing Lower Ground Floor Plan Pre Construction Images (ref: 123-03-2401)
 - The Cedars Existing Lower Ground Floor Plan Pre Construction Images (ref: 123 03 2402)
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- The Cedars Existing Ground Floor Plan Pre Construction Images (ref:123-03-2403)
- The Cedars Existing Ground Floor Plan Pre Construction Images (ref: 123-03-2404)
- The Cedars Existing Ground Floor Plan Pre Construction Images /ref: 123-03-2405)
- The Cedars Existing First Floor Plan Pre Construction Images (ref: 123-03-2406)
- The Cedars Existing First Floor Plan Pre Construction Images (ref: 123-03-2407)
- The Cedars Existing First Floor Plan Pre Construction Images (ref: 123-03-2408)
- The Cedars Existing Second Floor Plan Pre construction Images (ref:123-03-2409)

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policies EN3, SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Didsbury Civic Society

List of properties notified on Uniform

Appendix 2 – Planning constraints

Article 4 Direction - Removal of PD Rights Change of Use from Class C3 to Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Didsbury St James Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH