

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132839/FO/2022

Date registered valid: 11 February 2022

Proposal: Part retrospective erection of a single storey rear extension to 2 Wynne Close and adjoining side and rear extension (previously approved under ref: 123792/FO/2019) to form separate 2 storey dwellinghouse (Class C3) and related formation of gardens boundary treatments, car parking spaces and new vehicular access from Bell Crescent.

Address: 2 Wynne Close, Manchester, M11 3TR

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Abdul Patel, Architectural Aesthetics

Agent (if any): Mr Abdul Patel, Architectural Aesthetics

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 March 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 March 2022 & 4 April 2022

Standard consultations:

Printed: 8 April 2022 Expired: 15 April 2022

Neighbour notifications

Printed: 8 April 2022 Expired: 15 April 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located in a residential area. The site, itself, has a broadly triangular configuration and is situated at the junction of Wynne Close and Bell Crescent. The application property originally comprised of a semi-detached house is larger than the adjoining house at No4 and is characterised by a hipped pitched roof to its forward roof plan and a ground floor bay. The rear elevation projects beyond the rear building line to No 4. A canopied doorway to the elevation. The external elevation have re-brick at ground floor level with crème cladding to the first floor. The site has a continuous garden area responding to the configuration of the site.

The site was previously the subject of the following planning permission granted on 8 August 2019:

123792/FO/2019 - Proposed erection of a part two, part single storey rear extension and a two storey side extension

During the course of the development the applicant has sought to amend the development to convert the extension to a separate dwellinghouse with reconfiguration of external space to form

separate garden areas and car parking for the existing and proposed house. The description of the revised development is set out below.



Fig.1 – Views of the application property.

Description of development

The development replicates the siting and configuration of the previously planning permission albeit with marginal increase in the recess of the principal elevation that facilitates the formation

of a front porch, i.e., 1.5 to 1.6 metres. The development would maintain 3 bedrooms in the original house, with a new kitchen formed following the construction of a single storey lean-to extension. The new houses would comprise:

- i. Ground floor – Hall, kitchen, bathroom and lounge
- ii. First floor – Two bedrooms and bathroom.

Externally, the development involves:

- i. The formation of a porch that aligns with the forward building line of the lean-to extension to the front of the existing dwellinghouse;
- ii. The porch adjoins a 2-storey side extension that would project from the side wall by 4.49 metres and has a depth of 10 metres and a rearward projection of 3 metres beyond the rear wall of the house. The 2-storey extension and adjoining single storey extension returns across the rear wall at ground floor and be offset from the shared boundary. The single rear extension has lean-to roof with integrated windows;
- iii. The 2-storey element would have two roof components. The first element would form a gable elevation and pitched roof with a ridge line running north-west to south-east reflecting the ridge alignment of the original roof. The second element would form a hipped pitched roof projecting from the new rear roof slope. It would also incorporate rear gable elevation;
- iv. The proposed elevations would comprise lower level brickwork with render at first floor punctuated by windows;
- v. The applicant has confirmed that the existing garage in the rear garden would be demolished to increase the extent of the rear garden.

Details of the existing and proposed layout elevations are illustrated at Fig.2.



Fig.2 - Existing and proposed layout elevations

Consultations & Notification Responses

Local residents – Three objections have been received. Two emails have been received from the same objectors. One objection have been received from a solicitor on behalf of a neighbouring resident. The grounds for objection are summarised below:

- i. Concerns expressed regarding the incorporation of two vehicular access points within the substantive site and the resulting impact of vehicles accessing and egressing the highway and affect the flow of traffic on the highway. There is also concern that the formation of a new

driveway would reduce opportunities for on-street car parking currently available to neighbouring residents. There is concern that the loss of on street car parking would result in the displacement of vehicles in the vicinity thereby resulting in localised traffic congestion;

- ii. The development will affect property values;
- iii. The description of the development has not clearly reference the formation of a new house;
- iv. Concern is expressed regarding the commencement of works requiring planning permission;
- v. The siting of the development would reduce sunlight to neighbouring properties.

Environmental Health –

- i. Following detailed discussions, Environmental Health have confirmed that the risk of landfill gas transmissions would be low. The omission of a previously included land fill gas condition has therefore been recommended;
- ii. The development should be implemented in accordance with the submitted waste management details;
- iii. The proposed EV charging point should achieve a minimum charging capacity of 7kW/H.

Highway Services – The following comments have been received:

- i. The new driveway access off Bell Crescent is acceptable in principle. However, it is recommended that the height of the proposed timber fence (between the front gardens of the two properties) should be reduced to provide adequate visibility at the new driveway;
- ii. Any agreed vehicular access needs to be constructed in accordance with Council standards and the requirements of the Highways Act;
- iii. The proposed electric vehicle charge point should have a minimum of 7kW charging capacity;
- iv. The waste management arrangements are acceptable;
- v. Pedestrian access arrangements are acceptable.

Greater Manchester Police Design for Security – No objections but the following recommendations have been made to ensure the appropriate incorporation of crime reduction and security arrangements. The recommended details are related to the development as an informative.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development.' In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The Framework has been related to the proposed development, with reference to the following:

i. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It also states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

The proposed development has been appropriately related to the constraints of the site and contribute towards local housing supply. Given the achieved quality of the proposed design, it is considered that the development would contribute to place making and the character of the local area to thereby accord with chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG, which have been appropriately responded to :

- i. Consultation and pre-decision matters
- ii. Design
- iii. Health and well-being

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.

- e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the character of housing in the area and maintain existing levels of residential amenity. The development would have the potential to incorporate satisfactory security and crime reduction measures and would contribute to the efficient use of land. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to contribute positively to the character area in which the development is located. In this case, the development has been informed by the previously established development parameters, siting, height and elevational detailing, including window positioning. It is therefore considered that the development would relate appropriately to the adjoining original house and neighbouring properties through the delivery of a cohesive design response. Policy EN1 would thereby be accorded with.

Policy EN 9 (Green Infrastructure) - Policy EN 9 states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and function. The development incorporates landscaping in response to policy EN9.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. How the sustainable waste management needs of the end user will be met.

The applicant has demonstrated that waste and recycling bin storage would be provided within the respective front gardens. It is considered that these arrangements would be accord with policy EN19, subject to the conditioned requirements for the provision of bin storage enclosures.

Policy H 4 (East Manchester) – States that the provision of family housing should be prioritised in this location. The proposal would contribute positively to this objective.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case, the development would be supported with in curtilage car parking space and provision for cycle storage can be delivered by condition. The site a sustainable location in terms of access to public transport. On this basis, it is considered that the development responds positively to policy T1.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design and its potential impact on residential amenity. The proposed side elevation windows would be directed towards the street with no consequential impact of residential amenity. In curtilage car parking would be provided to both houses. The development also maintains the character of the original house thereby securing compliance with policy DM1.

Unitary Development Plan saved policies- The following policy is considered to be relevant:

Policy DC1 - Residential Extensions – The development was previously considered as a residential extension and thereby related to policy DC1. The development would reflect the siting and composition of the previous approval and its accepted relationship to the neighbouring context.

Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live. It also seeks to raise the quality of life across Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need incorporate the most appropriate and up to date technologies to significantly reduce emissions. The guidance is therefore relevant to all stages of the development process, including construction and operational management. The spaces criteria in the MRQG have been referenced and the achieved space is considered to be acceptable. The quality of the design and layout of the development and quality of design would positively contribute to the character of the local area, encourage sustained long term occupation and thereby secure compliance with the MRQG.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. In this case, discussions have been undertaken with the applicant's agent that have clarified measure to address the potential impact of historic ground conditions and the submission of drawings that correspond to implemented works. On this basis sufficient information was provided to allow the assessment of the proposals as and no further negotiation was required.

Principle of the development - The development has been related to the built form parameters established through previous planning permission ref: 123792/FO/2019. The development would thereby maintain the relationships to adjoining and neighbouring housing. Appropriate internal space would be achieved with the new house. The development is compatible within a residential context and is therefore considered to be acceptable. The development would also contribute to the provision of a house suitable for family occupation.

Permitted development – Due to the constraints of the application site and the need to manage the amount built form within it, a condition has been attached to remove permitted development rights relating the erection of extensions and outbuildings. A separate condition requires that no windows are inserted, other than those shown on the approved drawings.

Height, scale and massing – The height, scale and proportions of the two and single storey elements of the development reflect the previous approval and remain acceptable. The single storey element would have a rearward projection and roof and eaves height that would accord with permitted development and is considered to be acceptable. The composition of elevations and the related articulation from incorporated setbacks and lowered roof heights

would satisfactorily reduce the bulk and massing of the proposed extensions. The development is therefore considered to be acceptable.

Siting – The siting of the single storey elements of the development (to the retained house at No 2) would accord with permitted development criteria and are therefore considered to be acceptable. The siting of the new house would reflect the established development parameters and continues to be acceptable. The orientation of the new house, configuration of the site and articulation of the principal element would prevent the formation of a terracing effect. On this basis the siting of the development is acceptable.

Residential amenity - The scale and proportions of the proposed extensions would continue to be appropriately related to the existing house and its context. Given the orientation and relationship of the application property to No 4, it is not considered that issue so loss of privacy, overshadowing or otherwise overbearing impact would occur. The positioning of rear windows would not result undue overlooking of neighbouring gardens. A condition has been included obscured glazing of windows the rear roof plane to the single storey rear extension and bathroom windows. Windows in the side elevation of the 2-storey extension would not result in overlooking of neighbouring gardens to the orientation of the application property and their positioning in relation to Bell Crescent. It is not considered that the development would unduly harm residential amenity.

Residential space standards – The development relates to the formation of a 3 person, 3 bedroom house over 2 storeys with a requirement to achieve 70 sq. metres of internal space. The development would exceed the above criteria, i.e., 78.7 sq. metres would be achieved.

Design - The development has been related to the composition of the previous approval, which is considered to be acceptable and appropriately related to development in the locality. Notwithstanding the materials used in the construction of the single storey rear extension, a condition has been included to ensure that the development is implemented using matching materials, including brickwork, render and roof tiles.

Ground conditions – Environmental Health have confirmed that gas mitigation risk are low and confirmed that the previously attached related condition can be omitted.

Highways – In response to local representations, Highways have reviewed that proposed and confirmed that the position of the proposed vehicular access point to the new house would be appropriate subject to boundary fencing of a suitable height between front gardens. The development is condition to ensure the provision of appropriate fencing details. The development would provide car parking in respect of the respective houses. The proposed arrangements are considered to be acceptable.

Boundary treatment – The boundary treatment condition has been related to the requirements of Highways and also ensure the provision of appropriate boundary details between the respective properties formed within the site. The condition also requires the approval of gates.

Cycle storage – A condition has been included to ensure the provision of a secure cycle store.

EV charging point – A condition has been recommended to ensure the provision of a satisfactory charging point in an appropriate position.

Waste management - A condition has been included to ensure the provision of a waste and recycling bin storage enclosure relating the existing and adjoining new house based on the identified number of bins and capacities.

Landscaping – A condition to secure appropriate landscaping has been included.

Crime reduction and security – The recommendations of GM Police have been included as an informative.

Flood risk – The site is in Flood Zone 1 and does not present an increased risk of flooding.

Removal of rear garage – The applicant has indicated that the scheme would involve the demolition of an existing garage as part of the development. The existing siting of the two storey house in the relation to the retained garage has led to the formation of the a narrow gap. The removal of the garage would increase the extent of the rear area. However, the garage spans the boundary and is integrated into the garage to 1 Bell Crescent. The removal of the garage would compromise the structure and appearance of the retained part of the neighbouring garage. This garage was also retained as part of the previous planning permission. Given the configuration of the site and orientation of the new house it is not considered that the retention of the garage would unduly harm 1 Bell Crescent or the streetscene or the amount of amenityspace available to the additional dwelling, landscaping to be improved upon.

Conclusion - It is considered that the proposed development is acceptable as it is appropriately related to the appearance of the adjoining house and the surrounding context. The development would not unduly harm residential amenity and is therefore considered to be acceptable.

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. In this case, discussions have been undertaken with the applicant's agent that have clarified measure to address the potential impact of historic ground conditions and the submission of drawings that correspond to implemented works. On this basis sufficient information was provided to allow the assessment of the proposals as and no further negotiation was required.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received stamped as received by the City Council as local planning authority on: 14 February 2002, 8 April 2022 and 10 February 2023:

Planning application forms

Location plan with a red edge Ref: DWG 220110-00

Proposed site plan Ref: DWG 220110-01

Existing and proposed floor plans and elevations Ref: DWG220110-02 Rev C.

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

2) Notwithstanding the materials used in the construction of the single storey extension, the development hereby approved shall be undertaken in accordance with the material specifications as shown on the approved drawings and set out within the planning application forms, including the use of matching brickwork, render and roof tiles. The development shall then be implemented in accordance with the approved details.

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.

3) 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 extension hereby approved other than those shown on the approved drawings Ref: Existing and proposed floor plans and elevations Ref: DWG220110-02 Rev C.

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

4) 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 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.

5) Before first occupation the windows in the north-east roof plane to the single storey

extension and bathroom windows shown on approved drawing Existing and proposed floor plans and elevations Ref: DWG220110-02 Rev C shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) The development shall only comprise and be used as a two separate dwellinghouses (Class C3).

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

7) Before the occupation of the authorised development, full details and specifications of all off-site highways works, including footpath reinstatement to Bell Crescent shall be submitted to and approved in writing by the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.

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.

8) Before the occupation of the authorised development, details of the design, siting and appearance of a cycle store in relation to the approved two storey dwellinghouse shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of the development, details of the specification of an electric vehicle charging point in relation to the approved two storey house, including confirmation of a 7 kw/H charging capacity, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented upon occupation of the two storey house and maintained in situ thereafter.

Reason - In the interests of residential amenity and the contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) Before the occupation of the authorised development, details of the design and appearance of the bin storage enclosures relating to 2 Wynne Close and the approved two storey dwellinghouse shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented in conjunction with the specified number of bins identified on drawing referenced Proposed site plan Ref: DWG 220110-01 as part of the agreed waste management strategy prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of segregated waste and recycling bins, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

11) Before the occupation of the authorised development, details of the specification and appearance of boundary treatments between the front and rear gardens between 2 Wynne Close and the approved 2-storey house and gates to the new vehicular access as shown on drawings ref: Proposed site plan Ref: DWG 220110-01 shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented as part of the agreed waste management strategy prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and highway safety pursuant to policies Sp1 and DM1 of the Core Strategy for the City of Manchester.

12) Notwithstanding the detail of drawing referenced: Proposed site plan Ref: DWG 220110-01 and before the occupation of the authorised development, details of the species and planting specifications relating to the landscaping within the garden of the approved two storey house shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full in the first full planting season following its approval and maintained in situ thereafter.

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 for the City of Manchester.

Informatives

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) It is recommended that the implemented development incorporates the following crime reduction and site security measures:

- i. The inclusion of locks, fittings and glazing that accords with Secured by Design standards;
- ii. All garden boundary treatments (to side and rear) should be 2100 mm high.
- iii. Vehicular entrance gates should be installed;
- iv. Dusk til Dawn lighting should be installed on all external doors;
- v. Any external bin store should be a secure, lockable and fire resistant enclosure.

3) The proposed vehicular access should be constructed in accordance with Council standards and a Section 184 vehicle crossing licence / agreement will be required. Please contact the Council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) to discuss further.

4) Mining Information - The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A. Environmental guidance can be found via the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Greater Manchester Police

8 Wynne Close, Manchester, M11 3TR
3 Wynne Close, Manchester, M11 3TR
1 Wynne Close, Manchester, M11 3TR
30 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
29 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
28 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
27 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
26 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
25 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
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6 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
5 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
4 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
3 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
2 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
1 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
32 Bell Crescent, Manchester, M11 3UA
6 Wynne Close, Manchester, M11 3TR
3 Hartwell Close, Manchester, M11 3TW
36 Bell Crescent, Manchester, M11 3UA
34 Bell Crescent, Manchester, M11 3UA
4 Wynne Close, Manchester, M11 3TR
5 Wynne Close, Manchester, M11 3TR
7 Hartwell Close, Manchester, M11 3TW
5 Hartwell Close, Manchester, M11 3TW
1 Hartwell Close, Manchester, M11 3TW

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

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 (Middle) -

Area Team Boundary - Name: NORTH