

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135261/FH/2022

Date registered valid: 8 November 2022

Proposal: Erection of two-storey side and rear extension to form additional living accommodation, replacement of existing windows and ground floor window bay, new driveway and gate, and new external steps to the front and the rear of the property and the removal and works to trees.

Address: 2 Park Avenue, Manchester, M19 2EE

Ward(s): Levenshulme Ward

Applicant: Mr Greg Douglas-Thorne

Agent (if any): Mr Andrew James, Architectural Emporium Ltd

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 6 December 2022

Expired: 27 December 2022

Neighbour notifications

Printed: 22 December 2022

Expired: 5 January 2023

Site notice

Posted: 29 November 2022

Expired: 20 December 2022

Press advert

Published: 22 November 2022

Expired: 13 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order:

This application relates to a corner property in a residential part of the Rushford Park Conservation Area in the Levenshulme ward of Manchester. The property is two storey and is of an appearance that is typical of properties in the area. The property fronts Park Avenue with Central Avenue forming the side road.

The property is set in ample grounds with large gardens to the side and rear with the distance between the side wall of the property, and the back of pavement being approximately 9 metres.

In May 2021, planning permission was granted for the erection of a two storey extension to the side of the property and a part single storey, part 2 storey, extension, at the rear, to form additional living accommodation (128775/FH/2020).

A new application has been submitted as the applicant wishes to amend the site layout, with a new driveway position, but the proposed extensions remain as previously approved.

At the side of the property the extension would be set-back from the front of the property by approximately 1.5 metres, would be of a lower height than the existing house and would project approximately 3.5 metres from the side of the property, with the ground floor being used as a garage.

At the rear of the property the part of the existing property, closest to the site boundary with Central Ave, projects slightly further than the part of the existing rear elevation which adjoins the common boundary with no.4 Park Avenue. The proposed two storey rear extension would project approximately 2.5 metres from the part of the existing rear elevation, which currently

projects furthest, and the single storey element would project approximately 3.5 metres, along the common boundary with no.4, so that the rear, of both elements of the proposed rear extension, would be aligned. The two storey element would include a feature bay window and the single storey element would have a feature arched window/entrance. Additional steps are also proposed to allow access to the rear extensions.

The extensions would all have a pitched roof and would be constructed in facing brickwork and natural grey slate roof tiles, to match the existing.

Additional works proposed comprise:

- New black aluminium windows, to replace existing upper floor windows on front and rear elevations.
- New bay window on the front elevation.
- Replacement of existing steps with new brick and stone steps.

In relation to the remainder of the site, previously it was proposed to replace an existing vehicular access and pathway, from Central Avenue, with a new vehicular access point and wider driveway, also from Central Avenue, and positioned slightly closer to the junction with Park Avenue. This would be to allow vehicular access to the proposed garage. This also included the provision of a new access gate on Central Avenue. This required the removal of 2 trees, considered to be of low quality and replacement with two new more robust, wider girth trees.

The current application proposes an extension of an identical size, footprint and design, as that granted planning permission, but a new application is needed as it is proposed to alter the proposed vehicular access point, and driveway position on the site. It is now proposed that an access point will be created onto Park Avenue, with an associated driveway leading to the garage. As a result, the existing vehicular access point, onto Central Avenue, will be removed and replaced with fencing to match the remainder of the site's boundary treatment onto Central Avenue. As a result of this change, this also means that no trees are now required to be removed.

The application has been advertised, on site and in the press, as development within a Conservation Area.

Consultations & Notification Responses

Local residents - No comments received.

Highway Services - Made the following original comments:

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. A new driveway is proposed from Park Avenue, which will lead to a new garage. The proposed driveway will replace the existing one from Central Avenue. It should be noted that all individual driveway parking spaces / garages should be a minimum of 3.0m x 6.0m. Confirmation is required that this is the case.

Highways requests that confirmation is provided that the proposed access is greater than 10m from Park Avenue junction with Central Avenue. Highways are unable to support an access that is situated less than 10m from a junction.

Vehicle movements have also been provided in the form of a Swept Path. The analysis shows that vehicles will reverse into the site and drive out in forward gear. It is noted that this is the existing arrangement at the current access on Central Avenue. However, Highways are unable to support such an arrangement at a new access. Highways would support an arrangement where a vehicle can enter and egress the site in forward gear.

In relation to construction management Highways state that a condition can be useful to concentrate contractors' minds particularly if they are not thinking of the bigger picture and having respect for local surroundings. However, as this is for an extension an informative is considered appropriate in this case, as was the case with the previous permission.

A revised site layout plan was submitted, to address these concerns and Highway Services Responded as follows:

The revised proposed site plan demonstrates that the proposed driveway is located more than 10m from the existing junction. This is acceptable to Highways. The plan also confirms the addition of a turning area within the site. The plan demonstrates that a vehicle can enter and egress the site in forward gear. This arrangement is acceptable to Highways.

Strategic Area and Citywide Support Manager - No objections

Neighbourhood Officer (trees) - No objections

GM Ecology Unit - Have identified potential ecological issues in relation to roosting bats and nesting birds, which can be resolved by informatives. In addition, as mitigation/enhancement they recommend provision of at least one bird box or bird brick on either the new building or located on a retained tree and an appropriate condition is recommended.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective 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);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

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

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN3 relates to heritage and states that, 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 in the City Centre.

New development 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 monuments, listed buildings registered parks and gardens, conservation area and archaeological remains.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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 and 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.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway

- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Saved policy DC18.1 relates to conservation areas and states that the council will give particularly careful consideration to development proposals within Conservation Areas.

- 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 street trees)
 - IV) the effect of signs and advertisements
 - V) 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, of 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.

Impact of works (extension) - The side extension would be clearly subservient to the main house and is proposed with materials that would be in keeping with the existing house, and which have been agreed through approval of a condition discharge application in relation to the previous approval on the site (CDN/22/0891)

There is a building character, on Central Avenue, with properties set well back from the road and properties on the adjoining row (9-15 Central Ave) are set-back approximately 6 metres from the road. The application has a large side garden with the application property set even further back from Central Avenue. The proposal would bring the structure closer to Central Avenue, but a gap of approximately 6 metres would be maintained. It is therefore considered that the character, of the resulting property, would be compatible with its surroundings and a level of openness would be maintained, which would not impact upon the character of the conservation area.

The property also benefits from a long rear garden and the rear extensions can be easily accommodated within the garden, with the proposed structures projecting no further than the existing extension to the adjoining property (4 Park Avenue). The structures are raised above ground level, to match the existing house levels, but given the distances to site boundaries, it is not considered that the structures would have an over dominant appearance. The size, footprint and design of the structures is as previously approved, and could legitimately be built on site, as that permission is still valid, and is considered to be in accordance with the appearance of the house.

In addition to the proposed extensions, additional works are proposed, including replacement steps and bay window. These proposed alterations are again as previously approved, and

considered to be in accordance with the appearance of the resulting property and wider conservation area.

Generally, in terms of scale, design, materials and relationship with surrounding properties, it is not therefore considered that the extension proposed would have an adverse impact upon the amenity of adjoining occupiers or the character of the conservation area.

Impact of works (revised vehicular access/gates/driveway) - The proposal previously included the provision of a vehicular access point, from Central Avenue, which was a case of widening an existing vehicular access point. This has now been removed from the scheme and replaced with a vintage style pedestrian gate that would be painted black along with fencing to match the existing fencing on this frontage. The vehicular access point is now proposed to be taken from Park Avenue with new double vintage style gate painted black. The site has a shorter boundary with Park Avenue, than it does with Central Avenue, and this has raised some issues with Highways Services, particularly in relation to vehicle movements, and the distance of the new access point from the junction of Park Avenue, and Central Avenue, but the applicant has addressed these points, to the satisfaction of Highway Services.

The area of hardstanding proposed is similar, to that previously approved, so the vast majority of the plot is retained as garden area, and, at ground level, the additional driveway would have minimal visual impact upon the conservation area.

Overall impact of works on Rushford Park Conservation Area - The Rushford Park Conservation area contains a variety of designs and ages of residential dwellings. The property is set within a street scene and area that has retained much of its original character. Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents, nor would it undermine the character of the Rushford Park Conservation Area.

The character of this part of the conservation area contains various recent and more modern additions and interventions. The proposed extensions are not out of keeping with the context and overriding character of the conservation area.

It is considered that the proposal would have a low-level impact resulting in less than substantial harm to the conservation area. This low level of harm is outweighed by the benefits of the scheme. In this instance, the extension and alterations would result in a sympathetic addition to the property with matching materials and details which correspond with the character of the area and other properties in the vicinity.

Loss of trees/tree protection - The proposal no longer involves the removal of any trees, and the Arboricultural Officer has no objections to the proposal.

Residential amenity - No objections have been raised, to this development, which comprises of building works in appropriate materials with a design that is compatible with the conservation area, and that is not overly prominent. It is considered that the scheme would not adversely impact upon the character of the conservation area, or the amenity of local residents.

Ecology - In relation to the comments of GMEU, informatives are proposed in relation to roosting bats and nesting birds and the applicant has indicated that they will install a bird box within retained trees and that they have already installed 2 bat boxes a few years ago within the crowns of lime trees in the garden. It is considered that this responds to the comments of GMEU and a condition is proposed to ensure the provision of a bird box.

Differences from previous permission - This chiefly relates to the provision of a new vehicular access point and the rearrangement of hardstanding provision in the grounds of the property. It is considered that these changes would have a minimal impact on the impact of the development in the Conservation Area.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, extensive negotiations took place to ensure that the proposed development would not have an adverse impact upon the Conservation Area.

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

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

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

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

Drawing number 0.001_Rev A, 2.002_Rev A, 2.100_Rev C, 2.101_Rev B, 2.200 rev D, 2.201 Rev D, 2.300 Rev B and 9.301_Rev
Planning Statement dated 21 October 2022 (ref: 430.400.003)
Design and Access Statement dated 21 October 2022 (ref: 430.400.001 rev A)
Arboricultural Impact Assessment dated 14 October 2022 (ref: BS 5837:2012)
Method Statement dated 17 October 2022 (ref: BS 5837:2012)
All stamped as received by the City Council, as Local Planning Authority, on 24 October 2022.

Drawing number 2.010_Rev K, stamped as received by the City Council, as Local Planning Authority, on 20 December 2022.

Email from Greg Douglas-Thorne, dated 2 March 2023, and accompanying document, which indicates the proposed materials, stamped as received by the City Council, as Local Planning Authority, on 2 March 2023.

Email from Greg Douglas-Thorne, dated 3 March 2023, which confirms that a bird box will be installed within retained trees.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC1 and DC18, of the Unitary Development Plan for the City of Manchester.

3) The development shall only be implemented using the approved materials, as indicated in the email from Greg Douglas-Thorne, dated 2 March 2023, and accompanying document, which indicates the proposed materials, stamped as received by the City Council, as Local Planning Authority, on 2 March 2023.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1 and DC18, of the Unitary Development Plan for the City of Manchester, and policies EN1 and DM1 of the Manchester Core Strategy.

4) The indicated alterations to the boundary treatment of the site, including the provision of a new vehicular access gate, shall be carried out only in accordance with the details indicated on drawing number 9.301_Rev, stamped as received by the City Council, as Local Planning Authority, on 24 October 2022 and drawing number 2.010_Rev K, stamped as received by the City Council, as Local Planning Authority, on 20 December 2022. The boundary treatment shall be completed before the first use of the extensions, and shall thereafter be retained 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 - 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 in order to comply with saved policies DC1 and DC18, of the Unitary Development Plan for the City of Manchester, and EN1 and DM1 of the Manchester Core Strategy.

5) 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 Manchester Core Strategy.

6) Construction works on site, including the creation of new vehicle driveway, shall only be carried out in accordance with the Arboricultural Impact Assessment dated 14 October 2022 (ref: BS 5837:2012) and Method Statement dated 17 October 2022 (ref: BS 5837:2012) All stamped as received by the City Council, as Local Planning Authority, on 24 October 2022. 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.

7) Prior to the occupation of the extensions hereby approved, a permanent bird box shall be installed at the site in accordance with the email from Greg Douglas-Thorne, dated 3 March 2023, which confirms that a bird box will be installed within retained trees. The bird box shall be thereafter retained whilst the development is occupied.

Reason - To provide bird boxes to comply with policy EN15 of the Core Strategy for Manchester.

8) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

Informatives

1) Whilst the development is low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed

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

3) Vehicular access to the site will be gained from Park Avenue. A new access will need to be built and a dropped kerb crossing installed. In order to facilitate access into the site, a new vehicular crossover will be required. The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

4) Construction/demolition works shall be confined to the following hours.

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

5) The construction process should pay regard to the following measures, to ensure that there is minimal impact upon nearby residents and the surrounding environment:

- Dust suppression measures;
- Compound locations ;
- Location, removal and recycling of waste;
- Routing strategy of construction vehicles;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

A leaflet on Controlling Pollution from Construction Sites, including hours of work, is available for download from: <http://www.manchester.gov.uk/downloads/download/4235/noise>.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit

22 Central Avenue, Manchester, M19 2EN
8 Park Avenue, Manchester, M19 2EE
6 Park Avenue, Manchester, M19 2EE
4 Park Avenue, Manchester, M19 2EE
20 Central Avenue, Manchester, M19 2EN
18 Central Avenue, Manchester, M19 2EN
16 Central Avenue, Manchester, M19 2EN
8 Central Avenue, Manchester, M19 2EN
6 Central Avenue, Manchester, M19 2EN
Flat 6, 60 Central Avenue, Manchester, M19 2FF
Flat 5, 60 Central Avenue, Manchester, M19 2FF
Flat 4, 60 Central Avenue, Manchester, M19 2FF
Flat 3, 60 Central Avenue, Manchester, M19 2FF
Flat 2, 60 Central Avenue, Manchester, M19 2FF
Flat 1, 60 Central Avenue, Manchester, M19 2FF
Flat 6, 58 Central Avenue, Manchester, M19 2FF
Flat 5, 58 Central Avenue, Manchester, M19 2FF
Flat 4, 58 Central Avenue, Manchester, M19 2FF
Flat 3, 58 Central Avenue, Manchester, M19 2FF
Flat 2, 58 Central Avenue, Manchester, M19 2FF
Flat 1, 58 Central Avenue, Manchester, M19 2FF
Flat 6, 1 Rushford Avenue, Manchester, M19 2HG
Flat 5, 1 Rushford Avenue, Manchester, M19 2HG
Flat 4, 1 Rushford Avenue, Manchester, M19 2HG
Flat 3, 1 Rushford Avenue, Manchester, M19 2HG
Flat 2, 1 Rushford Avenue, Manchester, M19 2HG
Flat 1, 1 Rushford Avenue, Manchester, M19 2HG
5 Park Avenue, Manchester, M19 2EE
3 Park Avenue, Manchester, M19 2EE
1 Park Avenue, Manchester, M19 2EE
13 Central Avenue, Manchester, M19 2GE
14 Central Avenue, Manchester, M19 2EN
3 Rushford Avenue, Manchester, M19 2HG
15 Central Avenue, Manchester, M19 2GE
24 Central Avenue, Manchester, M19 2EN
12 Central Avenue, Manchester, M19 2EN
10 Central Avenue, Manchester, M19 2EN
7 Park Avenue, Manchester, M19 2EE
18 Central Avenue, Manchester, M19 2en
11 Berkley Avenue, Levenshulme, Manchester, M19 2ED
10 Park Ave, Manchester, M19 2EE
18 Berkley Avenue, Manchester, M19 2ED
4 Park Avenue, Manchester, M19 2ee
12 Park Avenue, Levenshulme, Manchester, M19 2EE

5 Berkley Avenue, Levenshulme, Manchester, M19 2ED
8 Park Avenue, Levenshulme, Manchester, M19 2EE
28 Park Avenue, Manchester, M19 2EE

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 - Rushford Park Conservation Area 1986
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA