

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133721/FO/2022

Date registered valid: 9 August 2022

Proposal: Erection of 6 x 2 storey dwellinghouses (Class C3) with associated landscaping, parking and boundary treatment

Address: Brendon Avenue, Manchester, M40 9DN

Ward(s): Moston Ward

Applicant: Mr Oseni Musa, M Kenny Properties Ltd, Office 620, 6th Floor, Digital World Center, Salford Quays, Salford, M50 3UB

Agent (if any): HAD & Co Property Consultants Ltd, Unit 3 Salisbury House, St Stephen Street, Salford, M3 6AX

Case officer: Janine Renshaw-Livesey
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Recommendation: Approve

Date of recommendation: 4 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 12 September 2022

Standard consultations:

Printed: 11 August 2022 Expired: 1 September 2022

Neighbour notifications

Printed: 11 August 2022 Expired: 1 September 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

The application site relates to a vacant, overgrown area of land, comprising of a small area of hardstanding, situated at the southern side of Brendon Avenue. Semi-detached residential properties lie to the side of the site and terraced properties lie to the front. The site is rectangular in shape and is divided by a number of trees situated on the neighbouring site which acts a buffer between the properties that face Kenyon Lane to the rear. The site lies within the Moston ward of North Manchester.

Description of area

The application site is situated within a predominantly residential area, largely comprising of two-storey, semi-detached and terraced dwelling houses.

Description of development

Planning permission is sought for the erection 6 x 2 storey dwellinghouses (Class C3) with associated landscaping, parking and boundary treatment. The houses continue the established building line and roof line along Brendon Avenue. There have been no previous planning applications at the site.

There have been no previous planning applications at the site.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

The Highways Team were consulted and raised no objection to the proposal. They confirmed the boundary treatment and cycle storage, are acceptable and recommend a construction management plan condition be attached to the consent and any off-site highways works are to be added to the consent as an informative.

Environmental Health were consulted and requested construction hours be restricted and an informative has been added to the proposal. Furthermore, environmental health requested noise attenuation, waste, air quality and contaminated land conditions be attached to the consent.

The Tree Section were consulted and confirmed the removal of 3 low quality trees was acceptable. However, replacement trees would be required. Trees outside the site to the rear of the property may require root protection measures to install the proposed boundary fencing. An appropriately worded condition has been added to the consent.

The Flood Team were consulted and recommend drainage and flood prevention conditions be attached to the consent.

Greater Manchester Police were consulted and recommended security measures to be secure by design standard and an informative has been added to the consent.

The Ecology Unit were consulted and recommended an informative to be added informing the applicant should seek and implement ecological advice should they find or suspect that the proposals will impact on protected species and no works should be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken. Furthermore, biodiversity net gains are delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application. A landscape scheme should be submitted and secured via condition to include a scheme for biodiversity enhancement. In response to the comments received from the ecology unit a net gain biodiversity, landscaping and tree loss mitigation condition has been added to the consent.

United Utilities commented that a condition is required as the details provided are not acceptable to United Utilities and there is no evidence the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. United utilities recommend a condition which is consistent with the condition recommended by the city council flood team.

Issues

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 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester's future development, the Core Strategy is to be used as the framework that planning applications will be assessed against.

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below.

Policy SP1 relates to the overarching spatial principles which will guide the strategic development of Manchester to 2027 these include:

- an emphasis on the creation of neighbourhoods of choice.
- providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- the majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

The application proposals relate to the provision of additional residential properties in an area identified for new residential development. The proposals are therefore considered to accord with policy SP1 of the adopted Core Strategy Development Plan Document.

Policy H1 sets out the overall Housing provision up to 2027 and states 60,000 new dwellings will be provided for in Manchester. Table 9.1 Distribution of New Housing by Regeneration Area identifies 11,840 dwellings for North Manchester.

Policy H 3 sets out the housing policy for North Manchester and states that the area, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

Policy H8 The proposal is for 25 affordable housing units and will therefore make a valuable contribution to the city's affordable housing aims set out in policy H8 of the Core Strategy. Paragraph 9.31 states "To meet the shortfall in housing need, the Council will continue to develop provision on a City-wide basis since the availability of land for new housing and demand for affordable accommodation cannot be addressed on a small geographical area basis.

Policy DM1 of the Manchester Core Strategy states:

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.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques and for new residential developments should meet as a minimum the following Code for Sustainable Homes standards.

The main issues relating to these proposals are set out in the remainder of this report which conclude that the proposals do accord with policy DM1 of the adopted Core Strategy.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

It is considered that the proposals accord with the Development Guide.

The National Planning Policy Framework

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and
- an environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved.

Issues

Principle of Development

The site is located within a residential area and historically, partially been previously developed. It is considered that the principle of residential development is acceptable in this location.

Design and Layout

The application proposals have been designed to a scale and materiality to reflect the character of the surrounding area but without providing a pastiche design solution. The properties have been laid out to reflect the development pattern in surrounding streets and are therefore considered to accord with the design principles and guidance contained in the Guide to Development in Manchester SPD.

Residential Amenity

It is not considered that the proposal would have a detrimental impact upon the residential amenity of neighbouring properties. There is adequate parking, and generous amenity space afforded to each plot. It is therefore considered that the proposal accords with policy. The rear gardens stretch to the retaining wall at the back of the site, and there is no issue relating to overlooking.

The proposed properties incorporate rear gardens. This is mirrored on each side of the properties, with garden backing onto garden, it gives a separation distance of 41 metres between the nearest physical buildings. It is not considered that the proposed development gives rise to unacceptable impacts on either existing residential properties Kenyon Lane. The dwellings have an acceptable amount of amenity space and car parking provision.

Due to the relationship of the proposed houses with other neighbouring properties and the design of the houses, including the positioning of windows and the rear dormer it is not considered that there would be any significant impact upon the living conditions of nearby occupiers in terms of any over-dominance, overshadowing or overlooking.

Whilst the proposed houses will introduce additional activity, it is considered unlikely that occupants associated within 6 dwelling houses will result in detectable or unreasonable levels of activity within the context of an established residential environment.

The proposal due to their positioning and layout are not considered to give rise to unacceptable impacts on residential amenity and are therefore in accordance with policy DM1 of the Manchester Core Strategy.

Boundary Treatments

The proposals incorporate boundary treatments to four side. Consisting of a brick bund wall and iron railings with an overall height of 1.8m There are also internal fences proposed consisting of 1.5-metre-high fence with 0.3 metre trellis on top, these will run between the rear gardens. There are gates proposed on the front elevations of the dwellings which open in wards. The proposed boundary treatment provide visible permeability for both vehicles and pedestrians, as this enables vehicles to get within the parking spaces without overhanging the footpath whilst opening the gates.

Sustainability

The proposal will reuse previously developed land.

The properties provide cycle parking and the site is also considered to be in a sustainable location given the proximity of the development to the public transport network with it being a major route for buses within the area.

The proposed development is therefore considered to accord with policy DM1 of the Manchester Core Strategy.

Design

The proposal is for a contemporary house design that incorporates both traditional and modern building materials including brick, roof tiles a modern zinc cladding system, and dark grey UPVC windows, providing a low maintenance development. The application submission indicates that the use of materials and colouration will be used to provide individuality to the row and enhance the detailing to the front elevations. Whilst the appearance of the houses differs from the traditional terraced and semidetached properties in the area it is considered that they will make a positive contribution to the character of the area. The rear elevation including the dormers is considered to be a quality design and the use of zinc would complement the appearance of the overall design.

The proposals also incorporate robust boundary treatments comprising a low dwarf brick wall and railings which provide a defensible private space to the front of each proper within the rear garden area lie bin and cycle storage.

It is considered that the proposed design of the residential units is acceptable and provides a suitable contemporary property design and therefore accords with policy DM1 of the Core Strategy and the principles contained within the Guide to Development in Manchester SPD.

Car Parking

The proposals incorporate 1 car parking space per house within the curtilage of properties. This would take the pressure off the on street parking situation.

The proposals are therefore considered to be acceptable in relation to car parking.

Space Standards

The proposal is consistent with national space standards for a three storey, four bed 6 person dwelling. The standards stipulate 112 m². The overall space provided is 115 m² and the scheme is therefore acceptable.

Loss of Trees

Part of the proposed development trees referenced T6, G7 and G8 in the accompanying tree report are listed for removal. The trees would be considered low quality Cat C trees and therefore we would have no objection.

Section 7.2 in the accompanying tree report details the proposed method of limiting the impact on the remaining trees, both off-site and on site that are within influencing distance of the development.

The use of flexible fence post positioning allows the developer to back fill a post hole if roots are found and they are able to dig a new hole, this enables the developer to avoid severing or damaging the tree's roots as the fence length does not dictate where the post hole is dug. There does not appear to be any mitigation for this site. However, it would appear that there is scope for trees to be planted along the front of the properties. Furthermore, the ecology unit requested a 10% Biodiversity Net Gain will be secured as part of the wider scheme, and the introduction of trees would be required as part of achieving the target. Therefore, a tree replacement and protection condition has been added to the consent.

Ecology

The ecology unit commented that while the Report includes misidentifications/misnaming of species, the survey was conducted at an appropriate time of year. It is just about acceptable for the determination of this particular application, given the location and the size of the site.

However, the Report nor other parts of the submission do not provide any detail for biodiversity net gain or enhancement of the site. Planning policy (NPPF - July 2021 para 174d), 179b) and 180d)) encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application. A number of trees will be lost to the proposal, and it is recommended that a suitable replacement strategy is implemented, to include locally native species. A landscape scheme should be submitted and secured via condition to include a scheme for biodiversity enhancement. In response to the comments received from the ecology unit a net gain biodiversity, landscaping and tree loss mitigation condition has been added to the consent.

Furthermore, the ecology unit when on to say, protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek and implement ecological advice should they find or suspect that the proposals will impact on protected species.

Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

Conclusion

In terms of the strong emphasis on housing supply in the NPPF and the City's need to increase supply, this previously developed infill site serves to contribute towards the overall housing target for North Manchester during a challenging economic climate and delivery period and is considered a suitable site for housing.

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. Alterations to the scale, siting and appearance of the proposed dwellings have been sought through the course of the application. The proposal is considered to be in accordance with the Development Plan and therefore determined in a timely manner.

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

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

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

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

HAD3412-10, stamped as received on the 2 August 2022,

HAD3412-03

HAD3412-04

HAD3412-05 Rev A, stamped as received on the 13 September 2022,

HAD3412-10 and the Waste Management Strategy, stamped as received on the 14 July 2022
Tree Statement Method Statement and the Arboricultural Impact Assessment by Lally, Stamped as received on the 14 July 2022

Contaminated Land Phase 1 Assessment by Aval Consulting Group and The Energy Statement by Aval Consulting Group, stamped as received on the 20 July 2022.

The Ecology Appraisal by 20 July 2022.

HAD3412-11, Drainage Plan, stamped as received on the 9 August 2022.

HAD3412-02 Rev B and HAD3412-08 Rev A, received electronically on the 4 October 2022.

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

3) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from nearby roads and nearby commercial premises shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report

shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

6) a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification

Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission 133721/FO/2022 Pursuant to policies DM1 and EN18 of the Core Strategy.

8) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

- o Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;
- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;
- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

o Hydraulic calculation of the proposed drainage system;

o Construction details of flow control and SuDS elements.

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.

9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

Verification report providing photographic evidence of construction as per design drawings;

As built construction drawings if different from design construction drawings;

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the first use of the use of the development, 1 no. electric car charging point per dwelling, shall be installed within the site, in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

12) The cycle storage arrangements, shall be carried out in accordance with the drawing number HAD3412-08 Rev A , stamped as received by the City Council, as Local Planning Authority, on the 4 October 2022. The approved scheme shall be implemented prior to the first occupation of the building and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

13) Notwithstanding the car parking layout, as indicated on drawing number HAD3412-02 Rev A stamped as received on the 13 September 2022, by the City Council as Local Planning Authority. Prior to the occupation of the development details of the dimension of the car parking layout, shall be provided and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

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

14) The boundary treatment, shall be carried out in accordance with the drawing number HAD3412-10, stamped as received by the City Council, as Local Planning Authority, on the 2 August 2022. The boundary treatment shall be completed before the dwellinghouse hereby approved is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 policies SP1 and DM1 of the Core Strategy.

15) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.

16) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of Manchester's Core Strategy and the National Planning Policy Framework.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, roof dormers, porches or outbuildings and boundary

treatment, including fencing and walls, shall be erected other than those expressly authorised by this permission.

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

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (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 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.

19) Prior to the occupation of development hereby approved, details demonstrating how 10% Biodiversity Net Gain will be secured as part of the wider scheme, shall be submitted to and agreed in writing by the local planning authority.

Reason-To enhance the biodiversity and ecology of the site and re-create habitat lost as part of the proposals pursuant to policy EN15 of the Manchester Core Strategy.

20) 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, 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.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.

All garden boundary treatments adjacent to publicly accessible land In particular the rear boundary should be 2100mm.

We would recommend that vehicular access gates are installed to prevent unauthorised access to the dwellings.

Entrance gates should be installed that lead to the rear of the property and should be set forward as close to the building line as possible

Dusk till Dawn lighting should be installed on all external doors

Any external bin store should be a secure, lockable and fire-resistant enclosure.

3) The applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Brendon Avenue and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

It is important to note that Highways would not support any greater than a double dropped kerb and therefore the driveway should be positioned at an appropriate point away from the neighbouring driveway.

H-Bar protection is recommended at the driveways. This should be agreed in a TRO within the Section 278 Agreement.

4) The applicant must seek and implement ecological advice should they find or suspect that the proposals will impact on protected species. Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

Century Hall, Brendon Avenue, Manchester, M40 9DN
43 Spreadbury Street, Manchester, M40 9DR
5 Brendon Avenue, Manchester, M40 9DN
43 Lakin Street, Manchester, M40 9DT
9 Douglas Street, Manchester, M40 9DS
44 Spreadbury Street, Manchester, M40 9DR
42 Spreadbury Street, Manchester, M40 9DR
41 Spreadbury Street, Manchester, M40 9DR
3 Brendon Avenue, Manchester, M40 9DN
24 Brendon Avenue, Manchester, M40 9DN
22 Brendon Avenue, Manchester, M40 9DN
20 Brendon Avenue, Manchester, M40 9DN
18 Brendon Avenue, Manchester, M40 9DN
41 Levens Street, Manchester, M40 9DG
Oakland Nursing Home, 130 Kenyon Lane, Manchester, M40 9DF
112 Kenyon Lane, Manchester, M40 9DH
6 Brendon Avenue, Manchester, M40 9DW
7 Brendon Avenue, Manchester, M40 9DN
16 Brendon Avenue, Manchester, M40 9DN
13 Brendon Avenue, Manchester, M40 9DN
8 Brendon Avenue, Manchester, M40 9DW
4 Brendon Avenue, Manchester, M40 9DW
2 Brendon Avenue, Manchester, M40 9DW
7 Douglas Street, Manchester, M40 9DS
5 Douglas Street, Manchester, M40 9DS
3 Douglas Street, Manchester, M40 9DS
11 Douglas Street, Manchester, M40 9DS
1 Douglas Street, Manchester, M40 9DS
9 Brendon Avenue, Manchester, M40 9DN
28 Brendon Avenue, Manchester, M40 9DN
26 Brendon Avenue, Manchester, M40 9DN
15 Brendon Avenue, Manchester, M40 9DN
14 Brendon Avenue, Manchester, M40 9DN
11 Brendon Avenue, Manchester, M40 9DN
43 Levens Street, Manchester, M40 9DG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH