

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Ms Victoria Young
One Manchester
Lovell House
6 Archway
Manchester
M15 5RN

Agent (if used)

Mr Daniel Tomlinson
GWP Architecture
1 Lidgett Lane
Leeds
LS8 1PQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 32 (level thresholds) attached to planning permission referenced 129912/JO/2021 to allow changes to finished floor levels and access to front and rear doors to authorised houses

Location: Land Adjacent To Mayton Street, Manchester, M11 2AN

Date of application: 7 July 2022

Application number: 134296/JO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application was submitted with sufficient detail to allow its assessment without a requirement for further negotiation.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included) and stamped as received by the City Council on: 15 November 2019, 7 April 2021, 28 April 2021, 9 July 2021, 27 August 2021, 25 January 2022, 22 February 2022, 10 March 2022, 19 April 2022, 31 May 2022 and 7 July 2022:

Application forms for removal or variation of condition following a grant of planning permission

Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P03 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
 Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units)
 Footpath Diversions & Closures & Adoptions - 1914-GWP-00-00-DR-A-(90)-0008 Rev C02
 Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03
 Bike Storage - 1914-GWP-01-01-DR-A-(PA)-0008 Rev P01
 External Space / Landscaping - 1914-GWP-01-01-DR-A-(PA)-0009 Rev P04
 Proposed Landscape and Urban Realm - 1914-GWP-00-00-DR-A-(SK)-(SK)75 Rev WIP/S
 Boundary Treatment - 1914-GWP-00-00-DR-A-(90)-0003 Rev C05
 Fencing Details - 1914-GWP-00-00-DR-A-(90)-0004 Rev C03
 Brick Walls & Bin Store - 1914-GWP-00-00-DR-A-(90)-0005 Rev C02
 Waste Management Strategy - 1914-GWP-00-00-DR-A-(90)-0006 Rev C04
 Plot Boundaries and Sectionals - 1914-GWP-00-00-DR-A-(90)-0007 Rev C02
 Footpaths diversions & closures & adoptions - 1914-GWP-00-00-DR-A-(90)-0008
 Metal Railings & Brick Piers - 1914-GWP-00-00-DR-A-(90)-0009 Rev C02
 Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P04
 Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P04
 Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0005 Rev C05 (1 of 2)
 Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0006 Rev C05 (2 of 2)
 3-D Site View (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0019 Rev C02
 Renders (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0020 Rev C01.
 Materials Study Housing - 1914-GWP-XX-XX-DR-A-(00)-0021 Rev C03
 Site plan and car charging positions - P0168/CC Rev A

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
 Architectural Drawings - Block B - 1914-GWP-02-ZZ-DR-A-(00)-0011 Rev C05
 Architectural Drawings - Block C - 1914-GWP-04-ZZ-DR-A-(00)-0012 Rev C05
 Architectural Drawings - Block D - 1914-GWP-05-ZZ-DR-A-(00)-0013 Rev C04
 Architectural Drawings - Block E - 1914-GWP-06-ZZ-DR-A-(00)-0014 Rev C06
 Architectural Drawings - Block F - 1914-GWP-07-ZZ-DR-A-(00)-0015 Rev C05
 Architectural Drawings - Block G - 1914-GWP-08-ZZ-DR-A-(00)-0016 Rev C05
 Architectural Drawings - Block H - 1914-GWP-09-ZZ-DR-A-(00)-0017 Rev C04
 Architectural Drawings - Block I - 1914-GWP-10-ZZ-DR-A-(00)-0018 Rev C025

Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P02
 Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P02
 Window / Bay Study - 1914-GWP-01-01-DR-A-(PA)-0033 Rev P03

Door threshold detail Ref: 1914-GWP-00-zz-DR-A-(100)-0010 Rev C04.

Proposed Section 278 Works Layout Ref: 8755G-WML-00-XX-DR-C-0007 Rev P03 and
 Proposed Adoptable Section 278 Construction Details Ref: 8755G-WML-00-XX-DR-C-0008 Rev P03

Response to Planning Comments - (ref 125474/FO/2020) for One Manchester by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-Response Rev P01
 Tree Survey and Root Protection Area Ref: 6039a.01B
 Mayton Street Tree Survey Report (Revision B) by TBA Landscape Architects dated August 2019 Ref: PD/6039b/TSR/Rev B/AUG19 (Revised November 2019)

Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-D&A Rev P02 dated 27 November 2019
Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and stamped as received by the City Council, as Local Planning Authority, on 15 November 2019

Preliminary Ecological Appraisal at land off Thames Close

Manchester Greater Manchester M11 2FG Ref: UES02679/01 by United Environmental Services Ltd dated 4 September 2019

Air Quality Assessment - Mayton Street, Beswick for One Manchester Reference: 3049-2r1 by Redmore Environmental dated: 30th August 2019

Proposed residential development at Mayton Street in Openshaw, Manchester (23 affordable dwellings) Transport Statement by VTC (Highway & Transportation Consultancy) dated 29 November 2019

Crime Impact Statement: Mayton Street for: GWP Architecture Version A dated 7 November 2019 URN: 2019/0470/CIS/01

Affordable Housing Statement for Mayton Street by One Manchester dated October 2019

Proforma for Planning Applications Waste Management Strategy dated 8 October 2019

Email for GWP Architecture confirming that doors provide the main front and rear access to each of authorised houses will achieve accessible thresholds in accordance with Building Regulations Part M (2) 2.20 d-i

Letter to GWP Architecture from Druk Ltd relating to acoustic attenuation dated 9 January 2020

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) The development shall be implemented in accordance with the following materials and specifications, which shall be maintained in situ at all times thereafter.

Brickwork

Grey brick - Ibstock New Ivanhoe Cream

Red multi brick - Ibstock Ivanhoe Westminster

Feature glazed brick detail in light green- Ibstock Umbria

Roof

Red Weinberger TLE Rustic Roof tile

Grey Weinberger TLE Grey Roof tile

Frames

Windows - UPVC Anthracite Grey RAL 7016

Doors - UPVC Anthracite Grey RAL 7016

Doors - Light oak finish.

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.

3) The development shall be fully implemented and thereafter maintained at all times in accordance with the attained Secure by Design Gold Award Reference:

2019/0470/SBD/01 dated 3 August 2022 stamped as received by the City Council as local planning authority on 5 August 2022.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

4) The planning permission hereby granted relates to the formation of 13 x two bedroom, 3 person houses and 8 x three bedroom, 4 person houses (Class C3) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs 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 the provision of accommodation that is suitable for people living as families pursuant to paragraph 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 Core Strategy for the City of Manchester.

6) 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.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P03 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0005 Rev C05 (1 of 2)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0006 Rev C05 (2 of 2)
3-D Site View (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0019 Rev C02

Renders (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0020 Rev C01.
Materials Study Housing - 1914-GWP-XX-XX-DR-A-(00)-0021 Rev C03
Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-02-ZZ-DR-A-(00)-0011 Rev C05
Architectural Drawings - Block C - 1914-GWP-04-ZZ-DR-A-(00)-0012 Rev C05
Architectural Drawings - Block D - 1914-GWP-05-ZZ-DR-A-(00)-0013 Rev C04
Architectural Drawings - Block E - 1914-GWP-06-ZZ-DR-A-(00)-0014 Rev C06
Architectural Drawings - Block F - 1914-GWP-07-ZZ-DR-A-(00)-0015 Rev C05
Architectural Drawings - Block G - 1914-GWP-08-ZZ-DR-A-(00)-0016 Rev C05
Architectural Drawings - Block H - 1914-GWP-09-ZZ-DR-A-(00)-0017 Rev C04
Architectural Drawings - Block I - 1914-GWP-10-ZZ-DR-A-(00)-0018 Rev C025
Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P02
Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P02
Window / Bay Study - 1914-GWP-01-01-DR-A-(PA)-0033 Rev P03

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

8) Before the occupation of the development windows to bathrooms / wet rooms as so indicated on the approved drawings ref:

Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P03 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0005 Rev C05 (1 of 2)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0006 Rev C05 (2 of 2)
3-D Site View (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0019 Rev C02
Renders (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0020 Rev C01.
Materials Study Housing - 1914-GWP-XX-XX-DR-A-(00)-0021 Rev C03
Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-02-ZZ-DR-A-(00)-0011 Rev C05
Architectural Drawings - Block C - 1914-GWP-04-ZZ-DR-A-(00)-0012 Rev C05
Architectural Drawings - Block D - 1914-GWP-05-ZZ-DR-A-(00)-0013 Rev C04
Architectural Drawings - Block E - 1914-GWP-06-ZZ-DR-A-(00)-0014 Rev C06
Architectural Drawings - Block F - 1914-GWP-07-ZZ-DR-A-(00)-0015 Rev C05
Architectural Drawings - Block G - 1914-GWP-08-ZZ-DR-A-(00)-0016 Rev C05
Architectural Drawings - Block H - 1914-GWP-09-ZZ-DR-A-(00)-0017 Rev C04
Architectural Drawings - Block I - 1914-GWP-10-ZZ-DR-A-(00)-0018 Rev C025
Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P02
Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P02
Window / Bay Study - 1914-GWP-01-01-DR-A-(PA)-0033 Rev P03

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.

9) Before the first occupation of the authorised development, the off-site highway works as shown on drawings referenced Proposed Section 278 Works Layout Ref: 8755G-WML-00-XX-DR-C-0007 Rev P03 and Proposed Adoptable Section 278 Construction

Details Ref: 8755G-WML-00-XX-DR-C-0008 Rev P03 shall be fully implemented and maintained in situ at all times 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.

10) Before the occupation of the authorised development, the alley positioned adjacent to the western and northern boundaries of 31 to 47 Herne Street shall be gated in accordance with the details of the drawings referenced: Boundary Treatment - 1914-GWP-00-00-DR-A-(90)-0003 Rev C05. The development 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.

11) The development is to be undertaken in accordance with the waste management strategy comprising documents referenced: Planning application - Waste Management Strategy Pro Forma dated 8 October 2019 and Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1BD&A Rev P02: Section 5.3 Waste Strategy and drawing referenced: Waste Management Strategy - Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0006 Rev.C04. The agreed arrangement including the associated bin storage structures shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

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

12) The development shall be implemented in accordance with the bin enclosure details as shown on drawing referenced: Brick Walls & Bins Store Details 1914-GWP-XX-ZZ-DR-A-(90)-0005 Rev C02 and Waste Management Strategy drawing Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0006 Rev.C04. The approved details shall be implemented before the first occupation of the related houses and maintained in situ at all times thereafter.

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

13) Before the occupation of the authorised development, car parking areas shown on drawing Proposed Site Plan Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) Before the occupation of the authorised development, the cycle storage arrangements as shown on drawings referenced: Proposed Site Plan - 1914-GWP-01-

01-DR-A-(00)-0004 Rev C06 and Bike Storage - 1914-GWP-01-01-DR-A-(PA)-0008 Rev P02 shall be fully implemented and retained in situ thereafter.

Reason - In the interests of residential amenity and to encourage the adoption of sustainable transportation options, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

15) The development shall be maintained in accordance with document referenced: Validation Completion Report for a site at Mayton Street, Openshaw Ref: 8755G-WML-XX-ZZ RP-G-0004B dated June 2022 Revision B (dated 30 October 2022) by WML Consulting verifying completion of the remediation scheme relating to historic land contamination in accordance with its approved details.

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

16) The development shall be fully implemented throughout the entire construction phase of the development is implemented in accordance with document ref: Construction Management Plan Project: Mayton Street, Manchester Client: One Manchester Principal Contractor: John Southworth Builders Ltd.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

17) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

18) Upon occupation of the authorised dwelling houses, electric vehicle charging points shall be installed in accordance with the details specified in document referenced Rolec EVWP2020EV WallPod charging unit 32 A with a charging capacity of 7.2 KW/H and in the positions identified on drawing referenced: Site plan & car charger positions P0168/CC Rev A. Following installation, the electric vehicle charging points shall be maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to 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.

19) The development shall be implemented in accordance with documents referenced:

Mayton Street Site Plan Drainage Overlay drawing Ref: 1914-GWP- 01-01-DR-A-(SK)-(SK)74 and WML Consulting drawings:

Drainage Strategy Plan Ref: 8755G/WML/00/XX/DR/C/0002/Rev P09
Typical Drainage Sheet 1 of 2 Ref: 8755G/WML/00/XX/DR/C/1003/Rev P02
Typical Drainage Sheet 2 of 2 Ref: 8755G/WML/00/XX/DR/C/1004/Rev P07

Flood level and FFL plan Ref: 8755G/WML/00/XX/DR/C/1004/Rev P01

Drainage Utility Drawing Ref: 0221-GTC-001

Drainage calculation drawings:

8755 Mayton Network R1.MDX Storm Sewer Design by Modified Rational Method by Micro Drainage

8755 Mayton Network 1-23 Storm Sewer Design by Modified Rational Method by Micro Drainage

Hydro Brake Optimum calculation Ref: 8755 dated 3/8/21

Hydro Brake Optimum control panel drawing Ref: SHE-0103-5000-1200-5000

Land Drainage Consent MCC014/07/2021 issued by the Lead Local Flood Authority.

CCTV survey document by Lane Group plc Ref: Mayton Street - PJ00417102 dated 17/8/2021

United Utilities email 19 July 2021 confirming sewer ownership details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

20) The development shall be fully implemented in accordance with the following document: Flood Risk Assessment for a site at Mayton Street, Openshaw undertaken on behalf of Eco-Res LLP Report No. 8755G/FRA/02 January 2020 by WML Consulting stamped as received by the City Council as local planning authority on 31 January 2020. All related measures shall be maintained in situ following their implementation.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

21) The development hereby approved shall be carried out in accordance with document ref: Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and stamped as received by the City Council, as Local Planning Authority on 15 November 2019.

The implemented development shall be maintained in accordance with the post construction review documented detailing attained environmental performance by Anderson Goddard Ltd dated 7 May 2022 and email from GWP Architecture confirming the attainment of a 12.03% reduction in carbon emissions over Part L of the Building Regulations.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) Notwithstanding the details of the document ref: Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PPA-1B-D&A Rev P02 dated 27 November 2019 (as amended by approved drawings) and prior to their installation details of any photovoltaic panels to be fitted to the exterior roof planes of the authorised houses, as part of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The authorised

photovoltaic panels shall be implemented in accordance with the approved details to a timescale agreed as part of the submitted scheme and maintained in situ thereafter.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

23) Before the first occupation of the development the details of drawings referenced: Boundary Treatment Ref: 1914-GWP-00-00-DR-A-(90)-0003 Rev C05, Fencing Details Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0004 Rev C04 and Brick Walls & Bin Store - 1914-GWP-00-00-DR-A-(90)-0005 Rev C02 shall be fully implemented, including installation of the plinth feature to the base of metal railing Type 1. The implemented measures shall be maintained in situ at all times thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

24) Upon completion of the authorised landscaping scheme, public benches shall be installed in accordance with 'The Dale Recycled Plastic Outdoor Bench specification' with a brown colour treatment in the positions shown on drawings referenced Proposed Landscape / Urban realm - 1914-GWP-01-01-DR-A-(SK)-(SK)75 Rev WIP / S and maintained in situ at all times thereafter.

Reason - In the interest of residential amenity pursuant to SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

25) Before the first occupation of the development, the following detail relating to street lighting shall be implemented:

- i. Solar Illumination (manufacturers) specification sheet detailing a 6 metre high 20 watt lighting column with motion sensor referenced: SL33 20W 6M Column;
- ii. Document illustrating illumination spread for lighting column specification referenced: SL33 20W 6M Column.

Upon first occupation of the development, the lighting columns, including motion sensors, shall be installed in the positions shown on drawings referenced Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P04 and maintained in operational condition at all times in thereafter.

Reason - In the interest of residential amenity pursuant to SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

26) The development shall be fully implemented in accordance with details of document referenced: Mayton Street Landscape / Street Furniture Maintenance Plan by One Manchester and stamped as received by the City Council as local planning authority on 5 August 2022. The approved plan shall be implemented upon occupation of the development and retained in situ at all times thereafter. For the avoidance of doubt relates to the details specified on the following approved drawings: Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03, Proposed Landscape and Urban Realm

Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P04, Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P01 and Proposed Landscape / Urban Realm - 1914-GWP-01-01-DR-A-(SK)-(SK)75 Rev.WIP/S.

Reason - In the interest of residential amenity pursuant to SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

27) The development shall be implemented in accordance with the arrangements for the maintenance of open space, footpaths, tree planting and landscaping as detailed in document referenced: Mayton Street Landscape / Street Furniture Maintenance plan by One Manchester and stamped as received by the City Council as local planning authority on 5 August 2022. The approved plan shall be implemented upon occupation of the development and retained in situ at all times thereafter. For the avoidance of doubt, the authorised maintenance plan relates to the open space, footpaths, tree planting and landscaping as specified on drawing referenced: Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03 External Space / Landscaping - 1914-GWP-01-01-DR-A-(PA)-0009 Rev P04.

The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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 for the City of Manchester.

28) 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 as detailed on documents and drawings referenced:

Mayton Street Tree Survey Report (Revision B) by TBA Landscape Architects dated August 2019 Ref: PD/6039b/TSR/Rev B/AUG19 (Revised November 2019);
Tree Survey and Root Protection Area Ref: 6039a.01B;
Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0004 Rev C06;
Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03;
Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P04.
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 to 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 for the City of Manchester.

29) The development shall be implemented in accordance with the following details upon commencement of the development and shall be retained in situ throughout the construction period:

- i. Drawings referenced: Site landscaping: 1914-GWP- 01-01-DR-A-(PA)-006 Rev P03, including the demarcation of the tree protection zone and erection of protective fencing to its perimeter. The protective fencing shall remain in place at all times during the construction phase apart from circumstance where hand digging and working is required within the protective zone;
- ii. Email dated 28 October 2021 from GWP confirming that metal protective fencing would installed with a minimum height of 2.1 metres around the perimeter of retained trees within the application site.

The implemented tree protection measures shall be maintained in situ throughout the construction period. The erected 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.

Reason - In order to avoid damage to trees/shrubs within and adjacent to 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 for the City of Manchester.

30) The development shall be implemented in accordance with the acoustic verification report referenced: Assessment of the Internal Noise Climate within the New Housing Development at Mayton Street, Openshaw, Manchester by Druk Limited Ref: DRUK/ACC/RS/JSBMSOM/3059 and dated 10 June 2022. The development shall be maintained at all times in accordance with the approved report.

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 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

31) The development shall be implemented in accordance with the with the following documents relating to the assessment and mitigation of coal mining legacy:

- i. Phase 2 Geo-Environmental Investigation & Assessment for Mayton Street, Openshaw undertaken on behalf of Eco-Res LLP by WML Consulting Ltd Report No. 8755G-WML-00-XX RP-G-0002 dated July 2020;
- ii. : Validation Completion Report for a site at Mayton Street, Openshaw Ref: 8755G-WML-XX-ZZ RP-G-0004B dated June 2022 Revision B (dated 30 October 2022) by WML Consulting.

Reason - To ensure the safety and stability of the proposed development as the site has been identified as being subject to past coal mining activity both recorded and likely historic unrecorded underground coal mining at shallow depth pursuant to policy EN18 of the Core Strategy for the City of Manchester.

32) Before the occupation of the development the details of drawings referenced: Door threshold detail Ref: 1914-GWP-00-zz-DR-A-(100)-0010 Rev C04 relating to the provision of level thresholds and related pathway gradients to the principal entrances shall be fully implemented in respect of all authorised houses and maintained in situ at all times thereafter.

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

33) Upon first the occupation of the authorised houses, the development shall be fully implemented in accordance with the following documents and drawings: One Manchester Affordable Housing Statement dated January 2022 identifying the provision of four houses as affordable units in perpetuity (Social Rent- Plots 11, 12 and 4 and Shared Ownership Plot 19) as shown on drawing refenced: Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units). The approved details shall be retained in accordance with the requirements of the statement at all times thereafter.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance

with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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.

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.

Information for Developers guidance documents can be downloaded using the following link:

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

It is recommended that consideration be given to ecological enhancements as part of the development, including the provision of bird or bat boxes.

Environment Agency - This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Gore Brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Environment Agency has discretionary powers to carry out maintenance works on the channels of main river watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at: <https://www.gov.uk/guidance/owning-a-watercourse>.

The applicant should comply with the conditions of the Land Drainage Consent MCC014/07/2021 issued by the City Council as Local Lead Flood Authority.

Date: 6 October 2022

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2021 until 31st December 2022