

Growth & Development

Growth & Development

Application no. 133849/FO/2022

Date registered valid: 24 May 2022

Proposal: Erection of a two storey building to form two residential apartments (Use Class C3a) with associated landscaping, boundary treatment and car parking

Address: Land Off Oldham Road (A62), Holyoak Street And Droylsden Road,
Manchester

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Ms Catherine Halstead One Manchester Limited Lovell House,
Archway 6, Hulme, Manchester

Agent (if any): Mr Euan Kellie Euan Kellie Property Solutions Landmark House,
Station Road, Cheadle Hulme, Cheadle, SK8 7BS

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 20 June 2022 Expired: 11 July 2022

Neighbour notifications

Printed: 27 May 2022 Expired: 17 June 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

The application site is situated on the corner of Newton Street and Holyoak Street within Newton Heath district centre. The site forms part of a wider development plot which was granted planning permission in 2020 for the erection of a part 4, part 5 storey building to form 100 residential apartments (Use Class C3a) together with ground floor commercial floorspace (Use Classes A1, A2, A3, B1 and D1) (211 sqm) and erection of 39 two and three storey dwellinghouses (Use Class C3a) along with associated access, landscaping, boundary treatment and car parking by One Manchester (125990/FO/2020)

This wider plot is 1.10 hectares site is bounded by Oldham Road (A62) to the north, Droylsden Road to the east, the Lidl car park and Holyoak Street to the south and Dulverton Street to the west. The site consist of two individual parcels of land which are open grassland and a two storey building formerly occupied by the YES Group. The site is located in the Newton Heath and within the boundaries of its district centre.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is a mixture of residential and commercial developments. There are residential properties to the north along Oldham Road. A single storey Farmfoods and associated car park to the east off Droylsden Road. A Lidl food store and associated car park together with Newton Silk Mill, commercial buildings and yard space associated with Martins Craft Bakery and Heart and Graft Coffee to the south. The partially derelict former Rosedale

Building is located to the west of the site with residential properties and the commercial heart of the district centre beyond this.

The Rochdale Canal is located to the rear of the Lidl Supermarket to the south. The area is highly sustainable. The Newton Heath and Moston tram station is a short walk from the application site which provides connections to the city centre as well as Manchester Victoria Train Station and north towards Oldham and Rochdale Town Centres.

Newton Heath District Centre is characterised by a number of shops, supermarkets, services and takeaway facilities within a short walk of the application site, largely linear in format and either side of Old Church Street.

Description of development

Erection of a two storey building to form two residential apartments (Use Class C3a) with associated landscaping, boundary treatment and car parking

Consultations & Notification Responses

Local residents/public opinion

One comment has been received from a local business who acknowledges the modifications to the highway to accommodate their servicing needs but seeks clarification that appropriate restrictions will be put in place to keep the highway clear from traffic.

Highway Services

Flood Risk Management Team advise that a surface water drainage scheme shall be agreed for the development.

Environmental Health advise that the previous ground condition report approved for planning permission 125990/FO/2020 can be accepted and the only requirement is the submission of a validation report. The waste management arrangements are acceptable. Plant and acoustic insulation should be agreed as per planning permission 125990.

Environment Agency advise that they have no objection to the proposal. The site has been the subject of industrial land uses (Monsall Dye Works) but has also been used for residential and retail facilities.

There have been no investigations into the risks to controlled waters as they were identified in the Phase 1 report as being at low risk in spite of being above a Principal Aquifer.

The EA agree that the information collected in these reports is sufficient to be satisfied that there would be an acceptable risk to the water environment subject to a condition being imposed with regards to previously unidentified ground conditions.

Design for Security at Greater Manchester Police advise on a series of measures that would help to improve the security of the scheme.

Greater Manchester Archaeological Advisory Service indicate that no further investigations are required as part of this planning application.

Policy

Manchester Core Strategy (2012) – relevant policies are SO1, SO2, SO6, SP1, T1, T2, H1, H2, H4, H8, EN1, EN3, C1, C2, C4, EN4, EN5, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1.

Unitary Development Plan for the City of Manchester (1995) relevant policies include DC7, DC26, DC19, DC20 and E3.3.

National Planning Policy Framework

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Issues

Principle of the redevelopment of the site and contribution to regeneration

The principle of developing the site for residential purposes was established under planning permission 125990/FO/2020. This application seeks to substitute the pair of two storey semi-detached properties which were approved in this location under that planning permission for the erection of a two storey building to form two residential apartments (Use Class C3a) with associated landscaping, boundary treatment and car parking. The amendment is to reflect amendments which are required to the highway to facilitate servicing associated with the adjacent Martins Bakery.

Matters which require consideration are the impact of the changes on visual amenity, the adjacent listed building, highways, drainage, ground conditions, archaeology, noise, air quality, waste and designing out crime. These matters are considered in detail below.

Affordable Housing

The proposal does not meet the threshold for the requirement of affordable housing. However, the development, and the wider planning permission, is being delivered as 100% affordable housing. This proposal does not change that position. There would be a mixture of social and affordable rent in the scheme.

Climate change, sustainability and energy efficiency

The proposal would be a low carbon development in a highly sustainable location with excellent access to public transport for residents and visitors.

Sustainability principles would be incorporated into the construction process in terms of minimising and recycling of waste, efficiency in terms of vehicle movements and sourcing and use of materials.

Whilst there is car parking at the development, dwellings would be fitted with a 7kw fast charging electric car charging point. There would also be secure cycle parking.

Impact on the historic environment and cultural heritage

The application site is not located within a conservation area and does not contain any listed buildings. The site is in close proximity to Newton Silk Mill (Grade II) and 30 Holyoak Street a three storey former mill building which has historic and heritage interest and could be considered to be a non-designated heritage asset.

Legislation and planning policy seek to preserve or enhance the character, appearance, and historic interest which heritage assets possess. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("P(LBCA)A 1990") require that 'special regard' be paid in taking decisions affecting listed buildings and their settings.

The siting, scale and appearance of the proposed development is the same as approved under the previous planning albeit these are now flats with further subdivided gardens and changes to the boundary treatment and car parking. It is considered that the development would have a similar impact to the previous development.

It was considered that the application site currently, at best, has a neutral impact on the setting of the listed building. The development would reinstate built form within the historical grid pattern.

The overall impact previously was judged to be a low level of less than substantial harm and the same conclusion is reached again in this instance. The required public benefits do exist to outweigh this harm. The regeneration benefits are considered to be substantial on the basis that this proposal, along with the wider scheme, would increase positively the supply of new, affordable homes, in this area in a development which is of the highest quality design.

Impact on Archaeology

An archaeological assessment associated with the wider scheme notes that archaeology may exist and that the existing building on site have some local significance. GMAAS has been supporting the applicant to undertake investigation as part of the wider development which are concluding. There are no specific measures which are required as part of this planning application.

Impact on Ecology

An ecological appraisal submitted with the previous application concluded that the development would not result in any significant or unduly harmful impacts to local ecology given the current condition of the site. Street trees and green infrastructure was secured as part of this development which would attract wildlife and improve biodiversity. The impacts of this individual scheme are more limited with the wider benefits being delivered by the wider scheme. There would be soft landscaping delivered as part of the proposal which would help with drainage and setting of the built form.

Visual amenity

The siting, scale and appearance of the built form on this plot would be as previously approved with slight modification to accommodate that this is not apartment accommodation. There are other modifications to the layout of the boundary treatment, private amenity space and car parking to also take account of this. The arrangements are acceptable in this instance and work to the same principles as the wider scheme for example with a low boundary wall with railings to the front of the dwelling. Final materials would be agreed by planning condition.

Effects on the Local Environment/ Amenity

The development would be surrounded by proposed buildings associated with the wider scheme and would be in the same position as the previously approved pair of dwellings. As such, privacy distances remain the same. It is not considered that the proposal would give rise to any loss of privacy from overlooking over and above the previous scheme.

Air Quality

The application site is located adjacent to the Air Quality Management Area. There would be impacts on air quality associated with this development during construction. The effects would be minimised through the agreement of a construction management plan.

When the development becomes operational, the impacts on local air quality are considered to be negligible. There would be an electric vehicle charging point fitted along with a secure cycle store.

Noise and vibration

The dwellings are required to be acoustically insulated to deal with noise outbreak from Oldham Road. A condition has been imposed which reflects that imposed on the wider scheme.

Waste management

Environmental Health consider that the waste management arrangements for the development are acceptable. These arrangements should be secured by planning condition.

Accessibility

The dwellings are designed to be accessible in terms of level access to the ground floor. The dwellings can be further adapted a later stage should lift access be required to the upper levels.

Flood Risk/surface drainage

The site is located in flood zone 1 'low probability of flooding' and within a critical drainage area where there are complex surface water flooding problems from ordinary watercourses, culverts and from the sewer network. An increase in surface water run-off and/or volume from new developments may exasperate local flooding problems.

A drainage scheme is required to be agreed as part of any planning permission. This should be a condition of the approval in order to satisfy the provisions of policy EN14 of the Core Strategy, it is recommended that the approval, verification and monitoring of the drainage forms part of the conditions of the planning approval.

Impact on the highway network/car/cycle parking and servicing

The plot has been amended in response to concerns raised by the adjacent bakery in accessing their building.

The proposed alteration to the highway at the junction of Newton Street/Holyoak Street is acceptable with acceptable junction visibility and a sufficiently wide footway.

Highway works are required for the alteration to the existing highway and it appears that a small section of land will need to be adopted as highway to accommodate the revised junction layout.

The driveway proposals will be fitted with an electric vehicle charging point together with secure cycle provision.

The arrangements are considered to be acceptable and would ensure a safe environment for both pedestrians and vehicles. Approved works to the highway will be secured by planning

condition including TRO to protect the junction from parking to keep it clear and free from parked vehicles.

Designing out crime

A series of measures have been recommended to ensure that the dwellings are secure. These are included as an informative of the approval. The built form would front the adjacent highway providing natural surveillance. Secure boundary treatment would ensure that the site is protected and there is a clear division between the public and private domain.

Ground conditions

A ground conditions and remediation strategy has been agreed for the wider scheme and is applicable to this site. This is therefore agreed for this development.

A verification report should confirm that the agreed remediation has been carried out. This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

Permitted Development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable.

It is recommended that the permitted development rights that would normally allow the change of use of a property to a HMO falling within use classes C3(b) and C3(c) be restricted and that a condition be attached to this effect. This is important given the emphasis and need for family housing in the city.

It is also considered appropriate to remove the right to extend the dwellings alter the roof and remove boundary treatments without express planning permission as these would, it is envisaged, could undermine the design quality of the scheme and in respect of boundary treatment, remove important and high quality features form the street scene.

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 polices 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. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within 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:

Transport Note, prepared by Curtins (reference: 080241-CUR-XX-XX-T-TP-00001-P03);

Design Statement, prepared by tp bennett;

Drawings and Visualisations, prepared by tp bennett:

Location Plan (Drawing Ref: T8130 D 0001 Rev I2)

Proposed Site Plan (Drawing Ref: T8130 D 0020 Rev I1)

Proposed Site Roof Plan (Drawing Ref: T8130 D 0030 Rev I1)

Proposed Boundary Treatment Plan (Drawing Ref: T8130 D 0040 Rev I1)

Cottage Apartments: Site Elevations – Newton Street, Holyoak Street and Oldham Road
(Drawing Ref: T8130 D 0054 Rev I1)

Building 10 Cottage Apartments – Proposed Elevations (Drawing Ref: T8130 D 10151 Rev I1)

Building 10 Cottage Apartments – Proposed Plans (Drawing Ref: T8130 D 10251 Rev I1)

Proposed Visualisation A Oldham Road (Drawing Ref: T8130 VS 0001 Rev I1)

Proposed Visualisation C Newton Street (Drawing Ref: T8130 VS 0003 Rev I1)

Proposed Visualisation D Holyoak Street (Drawing Ref: T8130 VS 0004 Rev I1)

Proposed Visualisation E Holyoak Street (Drawing Ref: T8130 VS 0005 Rev I1).

Stamped as received by the City Council, as Local Planning Authority, on the 24 May 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) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) Prior to the commencement of the development, a surface water drainage layout for the site, based on sustainable drainage principles together with details of how the scheme shall be

maintained and managed after completion, shall be submitted for approval in writing by the City Council, as local planning authority. The development shall be constructed in accordance with the agreed details and thereafter retained and maintained in accordance with the management arrangements.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

5) (a) The development shall be carried out in accordance with the Phase 1 Preliminary Risk Assessment - Oldham Road, Newton Heath, Manchester. Prepared by Curtins on the behalf of One Manchester. Report Ref: 074031-CUR-00-XX-RP-GE-001. Revision V01. Date: 15th November 2019. (Submitted as part of evidence base for 125990/FO/2020), Ground Investigation - Oldham Road, Newton Heath. Prepared by Curtins on the behalf of One Manchester. Report Ref: 074031-CUR-00-XX-RP-GE-002. Revision: V03. Date: 16th March 2021 and Remediation Strategy - Oldham Road, Newton Heath. Prepared by Curtins on the behalf of One Manchester. Report Ref: 074031-CUR-00-XX-RP-GE-003. Revision: P01. Date: 12th November 2021 as approved as part of CDN/21/0901 approved as part of planning permission 125990/FO/2020.

(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (as approved under part (a) of this planning condition) and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

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 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 - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) Prior to the commencement of the development samples and specifications of all material to be used on all external elevations and boundary treatments of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

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

8) The window reveals and soffits for the development hereby approval shall be as follows:

- minimum 182.5 mm;
- Soffits - brick.

The approved window and soffit detail shall be implemented as part of the development.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

9) The boundary treatments shall be carried out in accordance with T8130 D 0040 Rev I1 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2022. The approved details shall be implemented as part of the development and be in place prior to the first occupation of development.

The boundary treatment shall be retained and maintained in situ thereafter 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 - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) (a) Prior to the first occupation of this development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification and size of trees) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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.

11) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

12) (a) Prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road, the local traffic network and surrounding commercial uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

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

Bedrooms (night time - 23.00 - 07.00) 30 dB L_{Aeq} (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 L_{Aeq}

Gardens and terraces (daytime) 55 dB L_{Aeq}

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

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).

13) The waste management arrangements for the development hereby approved shall be carried out in accordance with the design statement and drawing T8130 D 0020 Rev I1 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2022.

The details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

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

14) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

15) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing T8130 D 0020 Rev I1 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2022, shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.

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

17) Prior to the first occupation development hereby approved, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Footway improvement and carriageway improvements to Newton Street and Holyoak Street including provision of dropped kerbs for driveways, provision of tactile paving and widening works;
- Traffic Regulation Orders to Newton Street and Holyoak Street including no waiting restrictions and restrictions;

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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.

21) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be

implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

22) The development hereby approved shall include for full disabled access to be provided to the communal walkways, communal gardens and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

23) Prior to the first occupation of the development, details and specification of 7kw fast charging electric car charging points for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

24) 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, roof alterations 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.

25) 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 outlined in condition 2.

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

Informatives

0) - Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Archaeological Advisory Service
Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
United Utilities Water PLC
Greater Manchester Ecology Unit

1328 Oldham Road, Manchester, M40 1EZ
Lidl, Old Church Street, Manchester, M40 2JE
24 Droylsden Road, Manchester, M40 1WT
Unit Adjacent Newton House, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Third Floor, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Second Floor, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
First Floor, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Lower Ground Floor, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Ground Floor, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Fourth Floor, Newton Silk Mill Business Centre, Holyoak Street, Manchester, M40 6HB
Unit 2, Holyoak Street, Manchester, M40 1HB
International House, 30 Holyoak Street, Manchester, M40 1HB

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
Area Team Boundary - Name: NORTH