

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131722/JO/2021

Date registered valid: 22 September 2021

Proposal: Variation of condition number 4 (Lighting) from planning approval reference 111891/JO/2016/S2

Address: Former Manchester Metropolitan University Didsbury Campus, Manchester, M20 2RW

Ward(s): Didsbury East Ward

Applicant: Mr Richard Wilshaw, PJ Livesey Holdings Ltd & The University of Sheffield Beacon Road, Trafford Park, Manchester, M17 1AF

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 04.07.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 5/10/2021

Standard consultations:

Printed: 27 September 2021 Expired: 18 October 2021

Neighbour notifications

Printed: 27 September 2021 Expired: 18 October 2021

Site notice

Posted: 5/10/2021 Expired: 26/10/2021

Press advert

Published: 30 November 2021 Expired: 21 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: TPOs present on site.

Background

Planning approval reference 108541/OO/2015/S2 was granted consent subject of a section 106 agreement for the comprehensive redevelopment of the former Manchester Metropolitan University and Broomhurst Halls of Residence to provide a residential development and outline approval for a new school building. The planning consent included the conversion of a number of listed buildings on the MMU campus for residential use and the demolition of a number of non-designated buildings to allow provision of new residential dwellinghouses. The development has been completed and occupied.

This application seeks to alter the previously approved lighting scheme for the site.

Site description

The application site relates to the redeveloped former MMU campus site which now comprises residential dwellinghouses and apartments. There are residential areas to the immediate east of the site along with two properties in use as hotels one on Wilmslow Road and the other on Didsbury Park. There are a number of listed Buildings in close proximity to the site which includes the Methodist Church of St Paul (Grade II), and its gates and boundary wall (Grade II). The houses of The Grove are all listed at Grade II. Pine House, to the north-east of the site, and abutting the site boundary on Didsbury Park, is also Grade II Listed; as is Park House (Didsbury Hotel) to the immediate southeast. In addition to this the application site is located within the Didsbury St James Conservation Area.

The former main Didsbury campus site for the Manchester Metropolitan University is bounded by Wilmslow Road to the west and south, by Sandhurst Road to the north and by the rear of properties fronting Didsbury Park to the east. The site also contains :

- o The Grade II* Administration Building dating from 1790
- o The Grade II Chapel building
- o The Grade II properties at 801 and 803 Wilmslow Road

In addition to these designated heritage assets there is a Lodge building located at the access point to the site on Wilmslow Road which has an important relationship to the Administration and Chapel Building and is curtilage listed. The principal for the conversion of the former Administration building and Chapel building to apartments was established through the original planning approvals.

Application Proposals

The application proposals seek to alter the approved lighting scheme for the site, this is a resubmission of a previous application which was finally disposed of following the inability to vary the original section 106 agreement which is required to ensure the ongoing maintenance and management of the communal landscaped areas which provide an important element in the setting to the listed buildings retained on site.

Consultations

This application has been advertised by way of site notice, press advertisement and notification of adjoining properties.

Local residents – 9 responses were received from residents of the development. The issues raised regard the non-compliance with the currently approved lighting scheme by the developer and the issues this causes in terms of darkness across the site and safety and security aspects. Comments were also received that the proposed columns did not match those that already existed on the site.

GMP – Do not object to the proposals.

Policy

Manchester Core Strategy

'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). 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 with reference where applicable to why they are relevant in this instance.

Policy SP1 (Spatial Principles) - This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

- creating well designed places,
- making a positive contribution to health, safety and well-being,
- considering the needs of all members of the community, and
- protecting and enhancing the built and natural environment.

The application proposals have been well designed and set out, they protect and enhance a number of designated heritage assets and are considered to contribute towards neighbourhoods of choice.

Policy EN3 (Heritage) - This policy states that new development must be designed to preserve, or where possible, enhance the historic environment, character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposals whilst part of a wider scheme that brought into active use designated heritage assets the proposals subject of this application are not considered to impact on the setting of the designated heritage assets of the character and appearance of the Didsbury St James Conservation Area.

Policy DM1 (Development Management) this policy states all development should have regard to the following specific issues:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.

As set out within the issues section of this report below, the application proposals are considered to be in general accordance with policy DM1 of the Core Strategy.

Unitary Development Plan (1995)

The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.

Policy DC18.1 (Conservation Areas) - seeks to preserve and enhance the character of its designated conservation areas. Demolition within a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

Policy DC19.1 (Listed Buildings) - This policy promotes the desirability of securing the retention, restoration, maintenance and continued use of listed building and to protecting their general setting.

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

Issues

Principle

The principle of the provision of an external lighting scheme for the development of a residential estate has previously been accepted on this site. In this instance the revised proposed lighting scheme needs to consider impacts on residential amenity and safety and security of occupiers and people accessing the site. The objectors raise concerns that the developer has failed to comply with the previously approved lighting scheme.

Impact on Heritage Assets including the Didsbury St James Conservation area

It is considered that the proposed revised lighting scheme would not lead to harm to the designated heritage assets on the site. The lighting columns to be utilised will replicate the features and details of other existing columns retained when the wider site was in use as an educational campus.

Accordingly, it is considered that the proposal complies with the guidance contained within the NPPF, Core Strategy Policy EN 3 and saved UDP Policy DC 18.1 and 19.1.

Residential amenity – The revisions to the lighting column positions are not considered to give rise to unacceptable residential amenity impacts. The revisions would allow sufficient lighting to external areas during the night time.

The proposed lighting scheme submitted alongside the application is considered acceptable for the development and incorporates bollard style lighting to internal routes and paths as well as entrance feature lights to driveways, the original approved scheme retained existing column lights on the site and the revisions retain these and add to them to improve the overall lighting.

Safety and Security – The original lighting scheme was considered acceptable and the revised proposals have been subject to consultation with GMP Design for Security who raise no objections to the proposals or raise issues with the lighting schemes scope from a crime and safety point of view.

Design – Following comments from residents the applicant has reverted to a lighting column of a design and style that replicates the existing columns on the site. This is considered an acceptable approach.

Other matters- A number of conditions attached to the original approval are still required to be discharged and this has been raised with the applicant. As such conditions have been reimposed with a requirement that information is submitted within 3 months of this decision.

Given the need for lighting to be undertaken in accordance with the submitted details a further condition is proposed that the lighting is fully installed again within 3 months of the decision being issued to ensure these are in place prior to the end of British summer time.

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

The application has been determined in a positive and proactive manner, in this instance changes to the lighting column design were made by the applicant.

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

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

Drawings:

Indicative Site Plan, 14172 (PL) 001 D 02.04.2015

Indicative Zonal Site Plan, 14172 (PL) 500 E,

Indicative Floor Plans, 14172 (PL) 110 A,

Existing & Proposed Sections, 14172 (PL) 130 A, All received on the 9th April 2015

Joint Site Location Plan, 105-00-0100,

Location Plan for Main Campus, 105-00-0101-A,

Location Plan for Broomhurst Halls, 105-00-0102-A,

Demolition Plan for Main Campus, 105-00-1002-A,

Demolition Plan for Broomhurst Halls, 105-00-1003-B,

Proposed Access Arrangement Primary Education Expansion Site, 1421/10 Rev A prepared by Ashley Helme,

All received on the 9th April 2015

Proposed Site Access Arrangements, 1421/01 Rev C, Ashley Helme received on the 19th June 2015

Phasing Plan, 105-00-6003-E

All received on the 17th July 2015

Street Scene- Wilmslow Road 1, 14035 (PL) 137,

Street Scene- Stenner Mews, 14035 (PL) 139,

Street Scene- Sandhurst Road, 14035 (PL) 143,

All received on the 9th July 2015

Street Scene- Wilmslow Road 2, 14035 (PL) 144 A, received 03.07.2015

Type E , 14035 (PL) 105 , Type Ev , 14035 (PL) 106, Type H, 14035 (PL) 108 , Type Hv, 14035 (PL) 109, Type J, 14035 (P L) 110, Type Jv, 14035 (PL) 111, Type M , 14035 (P L) 112 A, Type N, 14035 (PL) 160, Type P , 14035 (P L) 113 , Type R , 14035 (P L) 115, Type Rv , 14035 (P L) 116, Type S , 14035 (PL) 117 , Type T , 14035 (PL) 118 , Type Tv , 14035 (PL) 119 , Type W , 14035 (PL) 124 , New Build Apartments Elevations, 14035 (PL) 129; New Build Apartments Basement and Ground Floor Plan, 14035 (PL) 130; New Build Apartments First and Second Floor Plan, 14035 (PL) 131; New Build Apartments Third Floor and Roof Plan, 14035 (PL) 132; New Build Apartments Proposed Section, 14035 (PL) 133; 801 and 803 Wilmslow Road 14035 (PL) 135; All received on the 9th April 2015

Type Wv , 14035 (PL) 125 A, Type X, 14035 (PL) 126 A, Type Xv , 14035 (PL) 127 A, Type Y, 14035 (PL) 148, Type Yv, 14035 (PL) 149, All received on the 3rd July 2015

Chapel Basement Demo, 105-00-1021; Chapel Ground floor Demo, 105-00-1022; Chapel First floor Demo, 105-00-1023; Chapel Second loor Demo, 105-00-1024; Chapel Proposed Basement, 105-00-1025; Chapel Proposed Ground Floor, 105-00-1026; Chapel Proposed Roof Plan, 105-00-1029; Chapel Proposed sections, 105-00-1031; Chapel Proposed Boiler Flue Strategy, 105-00-1032; Chapel Penthouses details, 105-00-1033; Chapel Details section, 105-00-1034; Chapel Details Section, 105-00-1035; Proposed Elevations and Floor Plans (801-803), 14035 (PL) 135; All received on the 9th April 2015

Chapel Proposed First Floor, 105-00-1027 Rev A; Chapel Proposed Second Floor, 105-00-1028 Rev A; Chapel Proposed elevations, 105-00-1030 Rev A; Proposed Plans (Lodge/Gate House), 105-00-1038 Rev A; Proposed Elevations (Lodge/Gate House), 105-00-1039 Rev A; All received on the 15th July 2015

105-00-1009-D-Admin Building Proposed Plans-Basement; 105-00-1010-G-Admin Building Proposed Plans-Ground Floor; 105-00-1011-E-Admin Building Proposed Plans-First Floor; 105-00-1012-E-Admin Building Proposed Plans-Second Floor; 105-00-1013-D-Admin Building Proposed Plans-Roof; 105-00-1014-C-Admin Building-Elevations 1; 105-00-1015-D-Admin Building-Elevations 2; 105-00-1036-D-Admin Building-Courtyard Elevations 1; 105-00-1037-D-Admin Building-Courtyard Elevations 2

MMU-C18 New Build Materials Rev 1.1; 105-00-4009-E-Proposed Car Park Wall & Bin Store; 105-00-4007-F -Main Entrance Gates; 105-Sheds; ME192-75_stonemasons detail; Proposed main entrance signs_revised040716amend; Proposed main entrance signs_steel letters_REVISED; 105-00-1045-A-Admin Elevations with fences; 105-00-4025-B-Admin Landscaping; 105-00-1045-A-Admin Elevations with fences; 105-00-4025-B-Admin Landscaping; 105-00-1056-Basement Plan Historical Audit; 105-00-1057-Ground Floor Historical Audit; 105-00-1058-First & Second Floor Plans Historical Audit; 105-01-2204-D-Basement Demolition Plan; 105-01-2205-F-Demo Plan GF; 105-01-2206-E-First Floor Demolition Plan; 105-01-2207-E-Second Floor Demolition Plan; 105-01-2743-A-Admin Garden Sections; 105-01-2735-Proposed Entrance details Plots 16A and 17; All received 2nd August 2016

105-01 2728b Proposed Courtyard Entrance Door Canopy Details received by the local planning authority on the 11th October 2016

Tower Close Landscape Proposals, 14181-Sktech-01, received on the 3rd July 2015

Indicative Site Plan 14172 (PL) 001 D; Indicative Zonal Site Plan 14172 (PL) 500 E; Indicative Floor Plans 14172 (PL) 110 A;

all prepared by Calderpeel as received on the 10th April 2015

Existing & Proposed Sections,14172 (PL) 130 A as received via email on the 17th April 2015

(03)001P-PROPOSED LOWER GROUND TYPE U, (03)002S-PROPOSED GROUND FLOOR PLAN, (03)003N-PROPOSED FIRST FLOOR PLAN, (03)004E-PROPOSED ROOF PLAN; as received by email on the 16th January 2016

105-00-1051-Type U-Street scene; A4 Trenching Operations ; 12313 - 900 - External works T4; 12313 - 500 - Drainage GA T7; 105-01-1053-Chapel Bin Refuse; 105-01-1052-A-Admin Bin Refuse Strategy; As received on the 14th April 2016

105-00-1001-B-Site Plan; (03)010F-PROPOSED 0F FLOOR PLAN TYPE A-Plots 1 and 26; (03)011F-PROPOSED 1F FLOOR PLAN TYPE A-Plots 1and 26; (03)012F-PROPOSED 2F FLOOR PLAN TYPE A-Plots 1and 26; (03)014 GF + 1F Plans- Type AV Plots 4 and 9; (03)015 2F + Roof Plans - Type AV Plots 4 and 9; (03)211D-PROPOSED FRONT ELEVATION TYPE A-Plots 1 and 26; (03)212C-PROPOSED SIDE ELEVATION TYPE A-Plots 1 and 26; (03)213D-PROPOSED REAR ELEVATION TYPE A-Plots 1 and 26; (03)214D-PROPOSED SIDE ELEVATION TYPE A-Plots 1 and 26; (03)215 Type Av Front & Side Plots 4 and 9; (03)216 Type Av Rear & Side Elev Plots 4 and 9; 105-B1-2301 Type B1 Ground and First; 105-B1-2302 Type B1 Second and Roof; 105-B1-2601C-Type B1 Eles; 105-Bv1-2301 Type Bv1 Ground and First; 105-Bv1-2302 Type Bv1 Second and Roof; 105-Bv1-2602B Type Bv1 Eles; 105-B2-2301 Type B2 Ground and First; 105-B2-2302 Type B2 Second; 105-B2-2603A Type B2 Eles; 105-Bv2-2301 Type Bv2 Ground and First; 105-Bv2-2302 Type Bv2 Second and Roof; 105-Bv2-2604 Type Bv2 Elevations; 105-04-2105-Type F Plans-Plot 28; 105-04-2605-Type F Elevations-Plot 28; 105-Q-2107-A-Type Q-GA Plans-Plot 6; 105-Q-2601-B-Type Q-Elevations-Plot 6; (03)201J-FRONT ELEVATION (10-17); (03)202K-SIDE ELEVATION U (12 14 16); (03)203L-REAR ELEVATION (10-17); (03)204K Side Elevation Uv (11 13 15); (03)205J Side Elevation U (Plot 10); (03)206J Side Elevation Uv (Plot 17); Received by the local planning authority on the 14th April 2016

11083_PL001 Rev C MMU Landscape Proposals; 11083_PL003 Rev C MMU Hard Landscaping ; 11083_PL002 MMU Rev D Soft Landscaping
All prepared by Urban Green and received via email on the 24th November 2016

105-00 4005-N 'Site Plan showing Street Lighting as received by the City Council as local planning authority on the 12th November 2021

Documents:

Supporting Planning Statement;
Statement of Community Involvement both prepared HOW Planning
Environmental Statement as amended
Design and Access Statement prepared by Calderpeel
Transport Assessment prepared by Ashley Helme
Landscape Management and Maintenance Plan prepared by Ryder Landscape
Energy Statement;
Sustainability Statement;
Waste Management Strategy & Green Materials Policy all prepared by The Energy Council
Building Condition Report 1- Admin Building
Building Condition Report 2- The Chapel
Building Condition Report 3- 801-803 Wilmslow Road Booth King
Building Condition Report 4- Gatehouse (The Lodge) all prepared by Booth King
Phase 1 Desk Study Report for Main Campus

Phase 2 Ground Engineering Report (Main Campus)
Addition Contamination Hotspot Investigations (Main Campus)
Ground Gas Addendum Letter (Main Campus)
Phase 1 Desk Study Report for Broomhurst all prepared by Remedios Ltd
Didsbury Sports Needs Assessment: Indoor Sports Halls and Health & Fitness Suites;
Sports Needs Assessment: Didsbury Sports Hall: Tennis Courts both prepared by DTZ
All received 10th April 2015
Archaeological Mitigation Study for MMU Didsbury campus Wilmslow Road For CgMs
Consulting - Pascal Eloy Technical Report - Daylighting Analysis MMU Campus Site, Didsbury,
Manchester prepared by the Energy Council Reference:81215.1A Update to Noise Impact
Assessment and Mitigation Strategy ref: UK 6255342/170615/RC2 dated 17th June 2015
All received on the 23rd June 2015

Report of Protected Species and Invasive Plant Species Survey, Broomhurst Halls of
Residence, Wilmslow Road, Didsbury; dated: 30/03/2016 prepared by The Greater Manchester
Ecology Unit

Additional Planning Statement prepared by PJ Livesey dated 14th April 2016
Heritage Impact Assessment prepared by AHP and dated July 2016
10768 Arboricultural Report AIA & AMS- September 2016
Installation of Utilities within the RPA of Trees (contractors note) prepared by Urban Green as
received on the 16th August 2016

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.

2) Within three months of the date of this decision 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.

If during any works on site (including demolition and site preparation works) any existing site investigation boreholes on site are damaged, additional replacement boreholes shall be installed in locations that shall have been previously agreed in writing by the City Council as local planning authority.

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 the 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 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 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, pursuant to policies DM1 and EN18 of the Core Strategy.

3) Within three months of the date of this decision written confirmation of a secure by design accreditation for the development shall be submitted to and approved in writing by the City Council as local planning authority.

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

4) Within three months of the date of this decision details of the agreement and installation of all highways works to vehicular accesses as set out within the application documents and including the repositioning of the bus shelter within the footpath on the south bound side of Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. The approved highways works shall be implemented in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Report AIA & AMS 'MMU Didsbury Campus Wilmslow Road Didsbury' September 2016 prepared by Urban Green and as received by the local planning authority on the 5th September 2016 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the use or occupation of the phase of development within which the retained tree is located for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

6) The hard and soft landscaping as indicated on the approved drawings references: 11083_PL001 Rev C MMU Landscape Proposals;

11083_PL003 Rev C MMU Hard Landscaping;11083_PL002 MMU Rev D Soft Landscaping shall be implemented within a timescale previously agreed in writing by the local planning authority. 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 EN9, EN15 and DM1 of the Core Strategy.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) Within three months of this decision a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road and the Didsbury House Hotel shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within a timescale that has been previously agreed in writing by the City Council as local planning authority.

Reason: To secure a reduction in noise from traffic and other adjacent noise sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy.

9) The development of the residential units as identified as plots 1 to 43 (but excluding plot 18) on plan reference 105-00 1001-B shall incorporate the scheme for the storage and disposal of waste as set out within the Waste Management Strategy prepared by the Energy Council received by the City Council as local planning authority on the 10th April 2015.

Reason - In the interests of public health pursuant to policy DM1 of the Core Strategy.

10) The storage and disposal of refuse for the residential units within the Admin and Chapel Apartment buildings as identified on plan reference 105-00 1001-B shall be undertaken in accordance with the approved plans and documents. 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 - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

11) 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 extensions or additional development other than those hereby approved shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) and E (outbuildings) nor under Part 2, Class A (Gates, fences, walls) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - Alterations to the proposed development could have an adverse impact on the visual amenity of the area and the setting of on site and adjacent Listed Buildings and the privacy of adjoining properties contrary to the provisions of Core Strategy policy DM1 and EN3.

12) The access road between number 1 Didsbury Park and 813A Wilmslow Road as indicated on the proposed site plan reference 105-00 1001- B, shall only be used as vehicular access for emergency vehicles into the site and shall not be open to general vehicular traffic associated with the hereby approved development. Prior to the first occupation of the development, details of the methods to be used to preclude general vehicular access into the site shall be submitted to and approved in writing by the city council as local planning authority. The approved methods shall then be installed within a timescale previously agreed in writing by the city council as local planning authority and be retained in situ thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from the comings and goings associated with a general vehicular access into the site pursuant to policy DM1 of the Core Strategy.

13) Within three months of the date of this decision a scheme for acoustically insulating the residential dwellinghouses on plots 10 to 17, as identified on the proposed site plan reference 105-00 1001- B, against noise from Number 11 Didsbury Park Hotel shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within a timescale that has been previously agreed in writing by the City Council as local planning authority.

The internal noise criterion for the noise insulation scheme are as follows:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq
- Individual noise events should not normally exceed 45 dB L_{Amax} (<15 occasions).
- Living Rooms (daytime - 07.00 - 23.00) 35 dB L_{Aeq}
- Gardens and terraces (daytime) 55 dB L_{Aeq}

Reason - To secure a reduction in noise from outdoor activities associated with the Hotel in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

14) The windows in the first floor ensuite window on the rear elevation of plot number 40N and side windows of plot 26 facing plot 17 as identified on plan reference 105-00 1001-B 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.

15) The external lighting scheme hereby approved as shown on drawing reference 105-00 4005-N 'Site Plan showing Street Lighting' shall be installed and be operational within 3 months of the date of this decision.

Reason – To ensure the safety and security of occupiers of the site pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
Didsbury Civic Society

Didsbury Methodist Church, Sandhurst Road, Manchester, M20 5LR
Serviced Apartment 2, 13 Didsbury Park, Manchester, M20 5LH
19 Didsbury Park, Manchester, M20 5LH
7 Didsbury Park, Manchester, M20 5LH
5 Didsbury Park, Manchester, M20 5LH
Flat 8, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 9, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 10, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Bdh Communications Ltd, 781 Wilmslow Road, Manchester, M20 2RW
781 Wilmslow Road, Manchester, M20 2RW
1 Skylark Close, Manchester, M20 2FQ
2 Turnstone Avenue, Manchester, M20 2FN
807 Wilmslow Road, Manchester, M20 2QR
809 Wilmslow Road, Manchester, M20 2QR
4 Turnstone Avenue, Manchester, M20 2FN
6 Turnstone Avenue, Manchester, M20 2FN
9 Didsbury Park, Manchester, M20 5LH
14 Bloomesbury Avenue, Manchester, M20 2BN
12 Bloomesbury Avenue, Manchester, M20 2BN
4 Skylark Close, Manchester, M20 2FQ
801 Wilmslow Road, Manchester, M20 2QR
805 Wilmslow Road, Manchester, M20 2QR
Flat 4, 13 Didsbury Park, Manchester, M20 5LH
5 The Grove, Manchester, M20 2RG
13 The Grove, Manchester, M20 2RG
11 Didsbury Park, Manchester, M20 5LH
68 Bloomesbury Avenue, Manchester, M20 2BN
2 Skylark Close, Manchester, M20 2FQ
70 Bloomesbury Avenue, Manchester, M20 2BN
3 Skylark Close, Manchester, M20 2FQ
62 Bloomesbury Avenue, Manchester, M20 2BN
64 Bloomesbury Avenue, Manchester, M20 2BN
50 Bloomesbury Avenue, Manchester, M20 2BN
6 Skylark Close, Manchester, M20 2FQ
5 Skylark Close, Manchester, M20 2FQ
28 Bloomesbury Avenue, Manchester, M20 2BN
Flat 9, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 5, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 3, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
58 Bloomesbury Avenue, Manchester, M20 2BN
Flat 6, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 3, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 6, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 4, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 9, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
1 The Grove, Manchester, M20 2RG
22 Bloomesbury Avenue, Manchester, M20 2BN
40 Bloomesbury Avenue, Manchester, M20 2BN
Flat 10, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW

Flat 6, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
32 Bloomesbury Avenue, Manchester, M20 2BN
10 Bloomesbury Avenue, Manchester, M20 2BN
2 Bloomesbury Avenue, Manchester, M20 2BN
5 Bloomesbury Avenue, Manchester, M20 2BN
3 Bloomesbury Avenue, Manchester, M20 2BN
1 Bloomesbury Avenue, Manchester, M20 2BN
Flat 11, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 8, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
60 Bloomesbury Avenue, Manchester, M20 2BN
56 Bloomesbury Avenue, Manchester, M20 2BN
Flat 7, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 4, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 1, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
46 Bloomesbury Avenue, Manchester, M20 2BN
34 Bloomesbury Avenue, Manchester, M20 2BN
4 Bloomesbury Avenue, Manchester, M20 2BN
Flat 12, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 7, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 3, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 2, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 1, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Serviced Apartment 1, 13 Didsbury Park, Manchester, M20 5LH
7 The Grove, Manchester, M20 2RG
3 The Grove, Manchester, M20 2RG
66 Bloomesbury Avenue, Manchester, M20 2BN
16 Bloomesbury Avenue, Manchester, M20 2BN
20 Bloomesbury Avenue, Manchester, M20 2BN
16 Sandhurst Road, Manchester, M20 5LR
3 Firecrest Drive, Manchester, M20 2FD
Flat 7, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
30 Bloomesbury Avenue, Manchester, M20 2BN
17 Bloomesbury Avenue, Manchester, M20 2BN
15 Bloomesbury Avenue, Manchester, M20 2BN
7 Bloomesbury Avenue, Manchester, M20 2BN
Flat 10, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 1, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 4, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
803 Wilmslow Road, Manchester, M20 2QR
Flat 2, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 12, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 11, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
9 The Grove, Manchester, M20 2RG
17 The Grove, Manchester, M20 2RG
Flat 4, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 2, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
6 Bloomesbury Avenue, Manchester, M20 2BN
9 Bloomesbury Avenue, Manchester, M20 2BN
36 Bloomesbury Avenue, Manchester, M20 2BN
38 Bloomesbury Avenue, Manchester, M20 2BN
8 Bloomesbury Avenue, Manchester, M20 2BN
13 Bloomesbury Avenue, Manchester, M20 2BN
11 Bloomesbury Avenue, Manchester, M20 2BN

Serviced Apartment 3, 13 Didsbury Park, Manchester, M20 5LH
26 Bloomesbury Avenue, Manchester, M20 2BN
44 Bloomesbury Avenue, Manchester, M20 2BN
42 Bloomesbury Avenue, Manchester, M20 2BN
18 Bloomesbury Avenue, Manchester, M20 2BN
24 Bloomesbury Avenue, Manchester, M20 2BN
Flat 3, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 5, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 2, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 6, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 7, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
14 Sandhurst Road, Manchester, M20 5LR
10 Sandhurst Road, Manchester, M20 5LR
72 Bloomesbury Avenue, Manchester, M20 2BN
12 Sandhurst Road, Manchester, M20 5LR
Flat 8, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
7 Firecrest Drive, Manchester, M20 2FD
52 Bloomesbury Avenue, Manchester, M20 2BN
1 Firecrest Drive, Manchester, M20 2FD
54 Bloomesbury Avenue, Manchester, M20 2BN
Flat 5, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Didsbury House, Didsbury Park, Manchester, M20 5LJ
5 Firecrest Drive, Manchester, M20 2FD
15 Didsbury Park, Manchester, M20 5LH
Flat 5, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
17 Didsbury Park, Manchester, M20 5LH
15 The Grove, Manchester, M20 2RG
Flat 8, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
23 Didsbury Park, Manchester, M20 5LH
11 The Grove, Manchester, M20 2RG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Didsbury St James Conservation Area 1970
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH