

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133477/JO/2022

Date registered valid: 8 April 2022

Proposal: Variation of Condition 2 (specified plans) attached to planning permission 129195/FO/2021 to allow alterations the flipping of the house types on Plots 18 and 19 to provide an enlarge garden to plot 18, introduce a kitchen window above the sink to Plots 47 and 48, extension of the rear garden of Plot 26 around the side of the plot, thereby reducing the length of low brick wall / railing, and add solar PV panels to the roofs of each dwelling

Address: Glendene , 150 Greenbrow Road, Manchester, M23 2RE

Ward(s): Baguley Ward

Applicant: Mr Graham Morley Wythenshawe Community Housing Group 8 Poundswick Lane, Wythenshawe, Manchester, M22 9TA

Agent (if any): Ms Leanne Taylor BTP Architects Ltd 486 Didsbury Road, Elizabeth House, Stockport, SK4 3BS

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15.07.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 April 2022 Expired: 13 May 2022

Site notice

Posted: 10 May 2022 Expired: 31 May 2022

Press advert

Published: 26 April 2022 Expired: 17 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site measuring c.1.4 hectares is a partially cleared site that used to accommodate the Former Glendene Assessment Centre, Former Fred Kelly Centre and Former Beech House. It currently features a number of trees.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies on Greenbrow Road within a predominantly residential area of Baguley. To the north of the site lies property on Caithness Close and Wastdale Road, to the East lies housing on Greenbrow Road, retail units and St. Francis of Assisi Church, to the South lies Paint Pots Day Nursery and The Maples Medical Centre and to the West lies the recently constructed 2-storey apartment block on Scout Drive and housing on Ottawa Close.

Description of development

In June 2021 planning permission reference 129195/FO/2021, was granted for the erection of 56 single and two storey houses (27 x two bed, 22 x 3 bed and 7 x 4 bed) including associated hardscaping and landscaping works. This application seeks amendments to the approved plans.

The proposed changes are the addition of solar PV panels to the roofs of the proposed dwelling, the flipping of the house types on plots, the introduction of kitchen windows to two bungalows

on plots 47 and 48, the enlargement of the rear garden around the side of the property on plot 26 and commensurate changes to the boundary treatment.

Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The following policies within the Core Strategy are considered relevant:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy T2, Accessible areas of opportunity and need – Seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Policy H1, Overall Housing Provision – States that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.
- Character, setting and accessibility of areas and buildings (including conservation areas).

Policy H7 - 'Wythenshawe'

The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy EN1, Design Principles and Strategic Character Areas – This policy states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN 4, Reducing CO2 Emissions by Enabling Low and Zero Carbon Development – This policy states that all developments must follow the principle of the Energy Hierarchy; to reduce the need for energy through energy efficient design and features; and, meet residual energy requirements through the use of low or zero carbon energy generating technologies.

Policy EN 8, Adaption to Climate Change – This policy requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

Policy EN 16, Air Quality – The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy DM1, Development Management – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, 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.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

Effects relating to biodiversity, landscape, archaeological or built heritage.

Green Infrastructure including open space, both public and private.

The use of alternatives to peat-based products in landscaping/gardens within development schemes.

Flood risk and drainage.

Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

Saved UDP Policies

Policy DC26, Development and Noise, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Guide to Development in Manchester Supplementary Planning Guidance

Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is

suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Issues

Principle

The principle of the proposed development was established with the granting of planning permission reference 129195/FO/2021. This application seeks changes to the details of the approved scheme.

PV Panels

The inclusion of PV panels on the roofs of the proposed dwellings is seen as a positive step in improving the sustainability of the development. Solar PV panels have become an accepted part of the roof scape of the City and there are therefore no design issues with the amendment.

Flipped properties

This relates to plots 18 and 19 which front Greenbrow Road. These are two different sized plot containing a pair of semi detached houses. The houses have different footprints. As approved the property with the larger footprint occupied the smaller site. This proposal flips the property so the larger property has the larger site thus providing more garden space for the smaller of the two properties. There are no issues arising from the proposed flip.

Additional windows

It is proposed to add a kitchen window to the gables of the proposed bungalows on plots 47 and 48. The proposed window in plot 47 would face a 1.8 metre high fence at the bottom of the rear garden of plot 48. In view of the height of the fence it is not considered that there would be any loss of amenity arising from the additional window. The proposed window in plot 48 would look out across the proposed access road towards plot 38. Again it is not considered that the window would have any significant impact on amenity.

Enlarged garden

It is proposed to extend the rear garden to plot 26 around the side of the property. The increased size of the garden raises no issues. In order to improve privacy in this garden the proposed 2.1 metre high timber fence will be extended replacing the existing 975mm high wall and railings at the back of footpath on Greenbrow Road.

These changes are not considered to be significant and will not impact on amenity.

Conditions.

An Application reference CDN/22/0318 has been submitted it included information in respect of Condition 11 CMP and Condition 13 EV Charging Points that is considered to be acceptable. Accordingly conditions 11 and 13 attached to this consent have been amended.

Conclusion.

The proposed changes to this development are considered to accord with Council policy and acceptable in all respects.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

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

Location Plan 100 Received 6 May 2021
Site Plan Existing 101 Rev 1 Received 6 May 2021
Site Clearance Plan 102 Received 6 May 2021
Typical Street Elevations 108 Revision 6 Received 8 April 2022
Facing Materials Key Plan 111 Revision 3 Received 6 May 2021
3D Renders 112 Received 6 May 2021
Floor Plans 130 Revision 4 Received 6 May 2021
131 Revision 6 Received 4 April 2022
131.1 Revision 1 Received 4 April 2022
131-2 Revision 1 Received 4 April 2022
132 Revision 4 Received 6 May 2021
133 Revision 6 Received 4 April 2022
133-1 Revision 1 Received 4 April 2022
134 Revision 7 Received 6 May 2021
135 Revision 9 received 8 April 2022
135-1 Revision 1 received 4 April 2022
135-2 Revision 1 Received 8 April 2022
136 Revision 6 Received 6 May 2022

137 Revision 6 Received 8 April 2022
137-1 Revision 1 Received 8 April 2022
138 Revision 4 Received 6 May 2021
139 Revision 6 Received 8 April 2022
139-1 Revision 1 Received 8 April 2022
139-2 Revision 1 Received 8 April 2022
140 Revision 4 Received 6 May 2021
141 Revision 6 Received 8 April 2022
141-1 Revision 1 Received 8 April 2022
142 Revision 3 Received 6 May 2021
143 Revision 6 Received 8 April 2022
143-1 Revision 1 Received 8 April 2022
143-2 Revision 1 Received 8 April 2022
144 Revision 3 Received 6 May 2021
145 Revision 6 Received 8 April 2022
145-1 Revision 1 Received 8 April 2022
146 Revision 6 Received 8 April 2022
147 Revision 4 Received 12 July 2022
147-1 Revision 1 Received 12 July 2022
148 Revision 2 Received 6 May 2021
149 Revision 2 Received 8 April 2022
149-1 Revision 1 Received 8 April 2022
Design and Access Statement Received 25 January 2021
Air Quality Assessment Received 25 January 2021
Biodiversity Survey and Report Received 25 January 2021
Noise Impact Assessment Received 25 January 2021
Tree Survey ARB/4088/Y/100 Rev B Received 25 January 2021
Arboricultural Report Received 25 January 2021
Drainage Documentation Received 25 January 2021
Flood Risk Assessment Received 25 January 2021
Land Contamination Assessment Received 25 January 2021
Waste Management Strategy Received 25 January 2021
Transport Assessment Received 25 January 2021
Crime Impact Statement Received 28 January 2021
Phase 1 Desk Study Received 11 February 2021
Acoustic Report prepared by Braiden Acoustics Received 13 April 2021
Technical Note prepared by Vectos Received 22 April 2021
Japanese Knotweed Methodology prepared by Weedtec Received 22 April 2021
Stage 1 Road Safety Audit prepared by six:TEN Highways & Traffic Ltd Received 06 May 2021
Road Safety Audit Stage 1 Designers Response Report prepared by Vectos Received 06 May 2021
Site Plan Proposed 105 Rev 13 Received 06 May 2021
301 revision B (EV charging points) Received 18 May 2022
Construction Phase Plan Received 18 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) Above-ground construction (excluding demolition or internal strip out works) works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority.
Thereafter the development shall be carried out in accordance with those details.

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.

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

Reason - In the exceptional circumstances of a proliferation of 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.

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 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.

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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings listed 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.

7) The development is to be undertaken in accordance with the submitted waste management strategy. The strategy 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.

8) Before the first occupation of the authorised development, full details and specifications of all off-site highways works, including:

- Relocation of the zebra crossing
- Reinstatement of redundant dropped kerbs
- Resurfacing to footways to perimeter of site
- Traffic Regulation Orders for Junction Protection
- Dropped Kerbs and tactile paving

together with a timescale for their implementation shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

9) Before the occupation of the houses hereby approved, the car parking areas shown on drawings listed at condition 2 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.

10) Prior to first occupation of the development a scheme for the storage of cycles shall be submitted to and approved in writing by the local planning authority. The approved scheme shall remain available for use whilst the development is occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

11) The development hereby approved shall be constructed in accordance with the details contained in the approved Construction management plan.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

12) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- A travel plan budget and resources for the day to day implementation and management of travel plan measures.
- Appropriate management structures.
- Detailed timeframes for delivery.
- Travel plan handover arrangements when developer responsibility ceases.
- Target and monitoring arrangements.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

13) The details of the EV charging points shown in the approved documents shall be implemented as part of the development and retained thereafter.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

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

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

As built construction drawings if different from design construction drawings;

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

16) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

Information and support on fulfilling this condition is available at www.manchester.gov.uk/planninglocallabour

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

17) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

18) The approved noise insulation scheme (Acoustic Report prepared by Braiden Acoustics received 13 April 202) shall be completed before any of the dwelling units are occupied. Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policy DM1 in the Manchester Core Strategy.

19) The development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

20) Prior to the occupation of the development hereby approved, a Contaminated Land Verification Report shall be submitted to the City Council as local planning authority.

Reason - To confirm that appropriate remedial action has been taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

21) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

22) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the

vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

23) Development shall take place in strict accordance with the measures set out in the submitted Japanese Knotweed Methodology prepared by Weedtec received 22 April 2021.

Reason - To prevent the spread of Japanese Knotweed, pursuant to the Wildlife and Countryside Act 1981 or as subsequently amended.

24) Prior to occupation, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for hedgehogs and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

25) A scheme for the Biodiversity Enhancement Measures, as set out in section G of the Ecological Impact Assessment by LM Ecology dated February 2020, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

26) Before first occupation of the development hereby approved a strategy for the planting of trees within Baguley Ward including details of overall numbers, size and species, planting specification and maintenance, shall be submitted to and approved in writing by the City Council as local planning authority. Any approved tree planting shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - Pursuant to Core Strategy policies EN9, EN15 and DM1.

Appendix 1 – List of consultees & neighbours notified

8 Amberley Drive, Manchester, M23 2RH
64 Chalford Road, Manchester, M23 2SG
13 Caithness Close, Manchester, M23 2AU
2 Scout Drive, Manchester, M23 2SY
42 Chalford Road, Manchester, M23 2SG
68 Chalford Road, Manchester, M23 2SG
Scout Drive Day Nursery, Scout Drive, Manchester, M23 2SH
Residential Unit, Glendene, 150 Greenbrow Road, Manchester, M23 2RE
Millbrook Nursing Home, 57 Wastdale Road, Manchester, M23 2RX
53 Wastdale Road, Manchester, M23 2RY
127 Greenbrow Road, Manchester, M23 2BA
Family Unit, Glendene, 150 Greenbrow Road, Manchester, M23 2RE
11 Shadowbrook Avenue, Manchester, M23 2BD
7 Shadowbrook Avenue, Manchester, M23 2BD
2 Shadowbrook Avenue, Manchester, M23 2BD
15 Shadowbrook Avenue, Manchester, M23 2BD
9 Shadowbrook Avenue, Manchester, M23 2BD
6 Shadowbrook Avenue, Manchester, M23 2BD
3 Shadowbrook Avenue, Manchester, M23 2BD
4 Shadowbrook Avenue, Manchester, M23 2BD
1 Shadowbrook Avenue, Manchester, M23 2BD
33 Wastdale Road, Manchester, M23 2RY
5 Shadowbrook Avenue, Manchester, M23 2BD
The Co-operative Pharmacy, Scout Drive, Manchester, M23 2SY
119 Greenbrow Road, Manchester, M23 2BA
117 Greenbrow Road, Manchester, M23 2BA
18 Amberley Drive, Manchester, M23 2RH
126 Greenbrow Road, Manchester, M23 2ET
124 Greenbrow Road, Manchester, M23 2ET
44 Chalford Road, Manchester, M23 2SG
50 Chalford Road, Manchester, M23 2SG
47 Wastdale Road, Manchester, M23 2RY
Flat 20, 10 Scout Drive, Manchester, M23 2SH
Flat 19, 10 Scout Drive, Manchester, M23 2SH
129 Greenbrow Road, Manchester, M23 2BA
14G Wastdale Road, Manchester, M23 2RS
14D Wastdale Road, Manchester, M23 2RS
65 Chalford Road, Manchester, M23 2SG
12 Wastdale Road, Manchester, M23 2RF
2 Wastdale Road, Manchester, M23 2RF
14 Caithness Close, Manchester, M23 2AU
9 Caithness Close, Manchester, M23 2AU
54 Chalford Road, Manchester, M23 2SG
18 Gilwell Drive, Manchester, M23 2SZ
6 Gilwell Drive, Manchester, M23 2SZ
2 Gilwell Drive, Manchester, M23 2SZ
30 Ottawa Close, Manchester, M23 2PU
15 Ottawa Close, Manchester, M23 2PU
Flat 9, 10 Scout Drive, Manchester, M23 2SH
Flat 7, 10 Scout Drive, Manchester, M23 2SH

10 Scout Drive, Manchester, M23 2SH
8 Appleford Avenue, Manchester, M23 2BB
58 Chalford Road, Manchester, M23 2SG
14J Wastdale Road, Manchester, M23 2RS
14H Wastdale Road, Manchester, M23 2RS
14A Wastdale Road, Manchester, M23 2RS
3 Chedlin Drive, Manchester, M23 2AD
1 Chedlin Drive, Manchester, M23 2AD
67 Chalford Road, Manchester, M23 2SG
46 Chalford Road, Manchester, M23 2SG
12 Caithness Close, Manchester, M23 2AU
55 Wastdale Road, Manchester, M23 2RY
39 Wastdale Road, Manchester, M23 2RY
10 Amberley Drive, Manchester, M23 2RH
8 Wastdale Road, Manchester, M23 2RF
4 Wastdale Road, Manchester, M23 2RF
7 Caithness Close, Manchester, M23 2AU
14 Gilwell Drive, Manchester, M23 2SZ
28 Ottawa Close, Manchester, M23 2PU
26 Ottawa Close, Manchester, M23 2PU
7 Ottawa Close, Manchester, M23 2PU
Flat 15, 10 Scout Drive, Manchester, M23 2SH
Flat 12, 10 Scout Drive, Manchester, M23 2SH
Flat 4, 10 Scout Drive, Manchester, M23 2SH
14F Wastdale Road, Manchester, M23 2RS
37 Wastdale Road, Manchester, M23 2RY
6 Amberley Drive, Manchester, M23 2RH
6 Caithness Close, Manchester, M23 2AU
3 Ottawa Close, Manchester, M23 2PU
16 Amberley Drive, Manchester, M23 2RH
11 Caithness Close, Manchester, M23 2AU
3 Caithness Close, Manchester, M23 2AU
130 Greenbrow Road, Manchester, M23 2ET
161 Greenbrow Road, Manchester, M23 2SD
Flat 17, 10 Scout Drive, Manchester, M23 2SH
Flat 5, 10 Scout Drive, Manchester, M23 2SH
10 Appleford Avenue, Manchester, M23 2BB
137 Greenbrow Road, Manchester, M23 2BA
14K Wastdale Road, Manchester, M23 2RS
14B Wastdale Road, Manchester, M23 2RS
139 Greenbrow Road, Manchester, M23 2BA
45 Wastdale Road, Manchester, M23 2RY
132 Greenbrow Road, Manchester, M23 2ET
43 Wastdale Road, Manchester, M23 2RY
4 Amberley Drive, Manchester, M23 2RH
14 Wastdale Road, Manchester, M23 2RF
10 Wastdale Road, Manchester, M23 2RF
10 Caithness Close, Manchester, M23 2AU
Flat 13, 10 Scout Drive, Manchester, M23 2SH
8 Caithness Close, Manchester, M23 2AU
5 Caithness Close, Manchester, M23 2AU
66 Chalford Road, Manchester, M23 2SG
Flat 8, 10 Scout Drive, Manchester, M23 2SH
Flat 1, 10 Scout Drive, Manchester, M23 2SH

2 Appleford Avenue, Manchester, M23 2BB
131 Greenbrow Road, Manchester, M23 2BA
14E Wastdale Road, Manchester, M23 2RS
3 Amberley Drive, Manchester, M23 2TG
147 Greenbrow Road, Manchester, M23 2DB
5 Tuffley Road, Manchester, M23 2SS
2 Caithness Close, Manchester, M23 2AU
163 Greenbrow Road, Manchester, M23 2SD
4 Gilwell Drive, Manchester, M23 2SZ
23 Ottawa Close, Manchester, M23 2PU
11 Ottawa Close, Manchester, M23 2PU
Flat 14, 10 Scout Drive, Manchester, M23 2SH
4 Appleford Avenue, Manchester, M23 2BB
125 Greenbrow Road, Manchester, M23 2BA
3 Tuffley Road, Manchester, M23 2SS
60 Chalford Road, Manchester, M23 2SG
14C Wastdale Road, Manchester, M23 2RS
7 Amberley Drive, Manchester, M23 2TG
5 Amberley Drive, Manchester, M23 2TG
135 Greenbrow Road, Manchester, M23 2BA
133 Greenbrow Road, Manchester, M23 2BA
51 Wastdale Road, Manchester, M23 2RY
41 Wastdale Road, Manchester, M23 2RY
35 Wastdale Road, Manchester, M23 2RY
14 Amberley Drive, Manchester, M23 2RH
128 Greenbrow Road, Manchester, M23 2ET
19 Ottawa Close, Manchester, M23 2PU
17 Ottawa Close, Manchester, M23 2PU
122 Greenbrow Road, Manchester, M23 2ET
8 Gilwell Drive, Manchester, M23 2SZ
24 Ottawa Close, Manchester, M23 2PU
Flat 16, 10 Scout Drive, Manchester, M23 2SH
Flat 11, 10 Scout Drive, Manchester, M23 2SH
Flat 6, 10 Scout Drive, Manchester, M23 2SH
62 Chalford Road, Manchester, M23 2SG
1 Amberley Drive, Manchester, M23 2TG
Beech House Childrens Home, 150 Greenbrow Road, Manchester, M23 2RE
145 Greenbrow Road, Manchester, M23 2DB
123 Greenbrow Road, Manchester, M23 2BA
121 Greenbrow Road, Manchester, M23 2BA
21 Ottawa Close, Manchester, M23 2PU
9 Ottawa Close, Manchester, M23 2PU
25 Ottawa Close, Manchester, M23 2PU
1 Ottawa Close, Manchester, M23 2PU
Flat 3, 10 Scout Drive, Manchester, M23 2SH
Flat 2, 10 Scout Drive, Manchester, M23 2SH
Flat 10, 10 Scout Drive, Manchester, M23 2SH
Flat 18, 10 Scout Drive, Manchester, M23 2SH
6 Appleford Avenue, Manchester, M23 2BB
52 Chalford Road, Manchester, M23 2SG
2 Frensham Walk, Manchester, M23 2SB
48 Chalford Road, Manchester, M23 2SG
13 Ottawa Close, Manchester, M23 2PU
12 Amberley Drive, Manchester, M23 2RH

6 Wastdale Road, Manchester, M23 2RF
15 Caithness Close, Manchester, M23 2AU
16 Gilwell Drive, Manchester, M23 2SZ
1 Tuffley Road, Manchester, M23 2SS
49 Wastdale Road, Manchester, M23 2RY
2 Amberley Drive, Manchester, M23 2RH
4 Caithness Close, Manchester, M23 2AU
1 Caithness Close, Manchester, M23 2AU
56 Chalford Road, Manchester, M23 2SG
20 Gilwell Drive, Manchester, M23 2SZ
12 Gilwell Drive, Manchester, M23 2SZ
10 Gilwell Drive, Manchester, M23 2SZ
22 Ottawa Close, Manchester, M23 2PU
5 Ottawa Close, Manchester, M23 2PU

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 45M
Area Team Boundary - Name: SOUTH