

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                                                                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no.</b>         | 144538/JO/2025                                                                                                                                                                                                                        |
| <b>Date registered valid:</b>  | 17 November 2025                                                                                                                                                                                                                      |
| <b>Proposal:</b>               | Variation of Condition 3 (Specified Plans) and 8 (Waste Management) attached to planning permission 137461/FO/2023 to allow for amendments to the waste management strategy, quantity of bins to be provided, and boundary treatment. |
| <b>Address:</b>                | Dalton Avenue, Fallowfield, Manchester, M14 7NR                                                                                                                                                                                       |
| <b>Ward(s):</b>                | Moss Side Ward                                                                                                                                                                                                                        |
| <b>Applicant:</b>              | Mr P Makangadza, MSV Housing Group                                                                                                                                                                                                    |
| <b>Agent (if any):</b>         | Mr Kevin Ma, TADW Architects                                                                                                                                                                                                          |
| <b>Case officer:</b>           | David Lawless<br>Tel: 0161 234 4543<br>Email: david.lawless@manchester.gov.uk                                                                                                                                                         |
| <b>Recommendation:</b>         | Approve                                                                                                                                                                                                                               |
| <b>Date of recommendation:</b> | 22 January 2026                                                                                                                                                                                                                       |

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#### Application details

**Type of application:** Variation or Removal of Condition

**Development type:** Minor Dwellings

**Standard consultations:**

Printed: 26 November 2025      Expired: 17 December 2025

**Neighbour notifications**

Printed: 26 November 2025      Expired: 17 December 2025

**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/area**

The development site off Dalton Avenue was previously occupied by two disused industrial units. Planning permission to erect eight supported living apartments was granted in 2023 under reference 137461/FO/2023. Construction work has commenced and is nearing completion. The site is bounded on three sides by gated alleyways which provide service access to the rear yards of adjacent terraced housing. The fourth side is bounded by the playground of The Divine Mercy RC Primary School.

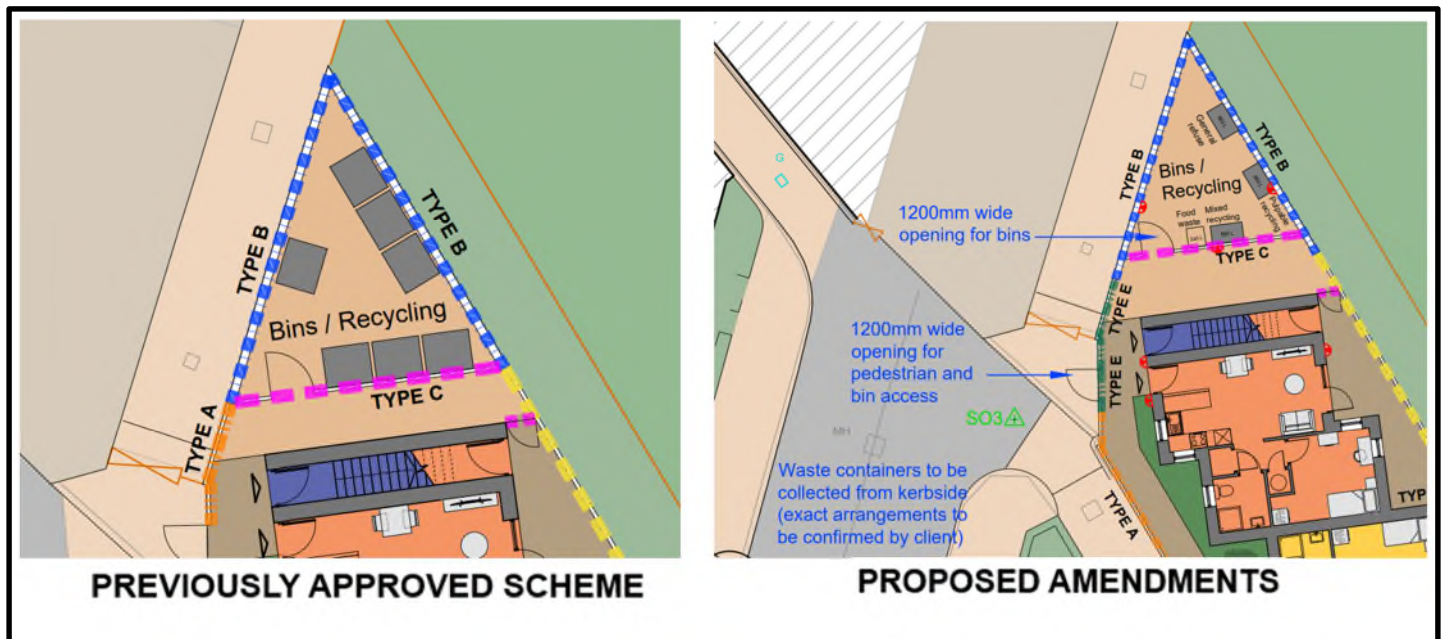


|                                 |    |
|---------------------------------|----|
| <b>Listed building:</b>         | No |
| <b>Conservation area:</b>       | No |
| <b>Tree Preservation Order:</b> | No |

### **Description of development**

The applicant has submitted a Section 73 application to vary the wording of condition 3 (Specified Plans) and 8 (Waste Management) attached to planning permission 137461/FO/2023.

Condition number 3 is being amended to reflect changes to the front boundary treatment, shown below, as well as reference to the type of bins and their location for collection. Condition no. 8 is being amended as the applicant is proposing to change the size, type and number of bins to be provided on site.



It is proposed that condition no. 3 reads as follows, amended text in red:

3) *The development hereby approved shall be carried out in accordance with the following drawings received on 3 July 2023:*

- a) 221319 01 P1
- b) 221319 03 P4

*the following drawing received on 17 November 2025*

- c) 221319 04 P4

*the following drawing received on 14 January 2026:*

- d) 221319 02 P9

*the following document received on 21 January 2026:*

**e) Waste Management Strategy**

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

Condition no. 8 would read as follows:

*The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 21 January 2026 and shall remain in situ whilst the development is in operation.*

*Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.*

### **Consultations & Notification Responses**

**Local Residents** – No comments received.

**Environmental Health** – Firstly, the Council is unlikely to agree to remove the bins from the enclosure and replace them. Secondly, the larger bins would be too heavy for some residents to move, and would also require someone each week to put the bins out and return them to the enclosure. Each flat needs to remain responsible for its own bins. It is recommended that Waste and Recycling be approached for further assistance.

**Waste, Recycling and Street Cleansing Team** – The Council cannot agree to remove the bins from the enclosure and replace them after collection. GD04 stipulates that containers must be presented at the kerbside. The only compromise that can be suggested is for Planning to indicate that containers will be collected from the kerbside, with the operational details of how this will be managed addressed once the building becomes occupied.

### **Policies**

**Draft National Planning Policy Framework (December 2025)** - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

Policy HO7 (*Meeting the need for homes*) – In applying the policies in this Framework, substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence (including the extent to which there is a five year supply of deliverable housing and traveller sites, and performance against the Housing Delivery Test).

Policy L2 (*Making effective use of land*) – Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

- a) Remediating despoiled, degraded, derelict, contaminated or unstable land;
- b) Making better use of vacant and under-utilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);
- c) Making effective use of previously developed land and buildings through temporary uses, in situations where alternative development is anticipated within a reasonable period (including as a result of the land being allocated for an alternative purpose in the development plan);
- d) Creating additional homes within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages). Such proposals should:
  - i. be consistent with the overall street scene, other than where it is appropriate to have larger buildings such as at street corners, or where specific changes are provided for through a design code which forms part of a development plan;

- ii. maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and 56 iii. where the development would involve the use of residential curtilages, not occupy more than twice the footprint of the existing building on the site, and retain at least 50% of the non-developed area within the building curtilage.

Policy DP3 (*Key principles for well-designed places*) – To respond to their context and create well-designed places development proposals should:

- a) Context: respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings (such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets).
- b) Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after.
- c) Climate: contribute to climate change mitigation and adaptation and the transition to net zero, by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating.
- d) Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport.
- e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme.
- f) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

It states further that development proposals that are not well designed should be refused, when assessed against this policy and local design policies, guides, codes and masterplans set out in the development plan. Substantial weight should be given to compliance with these policies when assessing the design quality of proposals.

**The National Planning Policy Framework (December 2024)** – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Sections 5 (*Delivering a sufficient supply of homes*) is of relevance:

Paragraph 61 in section 5 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

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 H1, Overall Housing Provision – This policy 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.

Policy H 5, Central Manchester – Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy EN19, Waste – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

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 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.

## **Issues**

**Principle of the Proposal** – The overarching principle of the proposal, namely the delivery of residential accommodation to provide much-needed move-on housing for homeless women within the locality, continues to be regarded as acceptable and worthy of support. Nevertheless, it remains necessary to consider whether the proposed amendments to the site's boundary treatment and the revised waste management strategy would give rise to any adverse effects on residential or visual amenity, or whether they might compromise pedestrian or highway safety.

**Visual Amenity** – The principal differences between the approved scheme and the current proposal are illustrated below and comprise:

- Introduction of brick piers and an additional gate on the left-hand side of the wall.
- Replacement of solid fencing panels with railings.

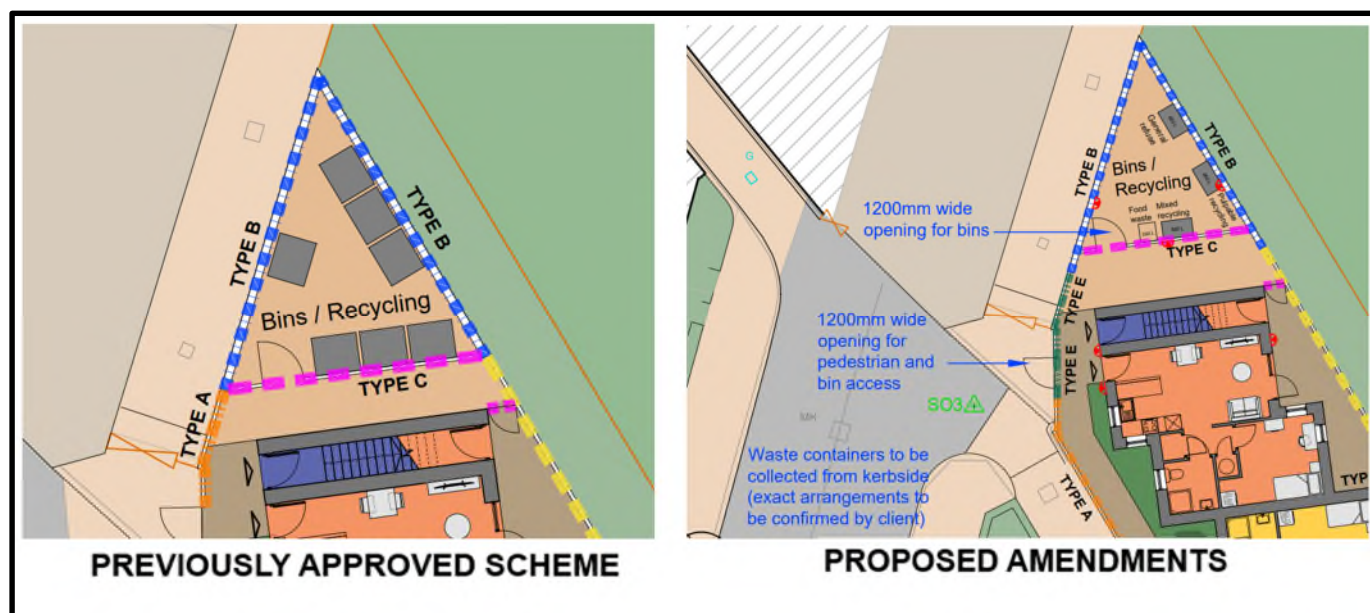


The proposed alterations to the boundary treatment are considered appropriate in design terms and would not detract from the overall appearance or character of the development. The introduction of brick piers, an additional gate, and railings is not regarded as giving rise to any harmful effect on visual amenity, either within the site or in the wider streetscene and it is considered the use of railings will actually improve natural surveillance. As such, the changes are deemed acceptable and would maintain an adequate level of visual quality.

**Waste Management** – The original management plan called for the provision of a larger number of smaller bins, all of which would be located on the kerbside for collection. Given the concerns about leaving a large number of bins at the head of the cul-des sac the applicant has decided to replace them with larger Euro bins instead.

Environmental Health did raise concerns, specifically about Council staff having to move the bins to and from the collection point and this was reinforced by comments from the Waste, Recycling and Street Cleansing Team. However, as can be seen in the consultations section they have suggested a compromise whereby the location for collection is agreed, with the operational details of how this will be managed addressed once the building becomes occupied.

This approach is considered acceptable in this instance.



**Residential Amenity** – The introduction of the brick piers, an additional gate and railings to the boundary treatment would not have a detrimental impact upon the levels of residential enjoyed by occupants of the adjoining properties and future residents of the development itself.

It is not considered that changes to the type and number of bins proposed would have a detrimental impact upon residential amenity levels.

**Pedestrian and Highway Safety** – The proposed amendments to the boundary treatment would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed at the northern end of Dalton Avenue.

In terms of refuse management, it is still proposed to site the bins in the same location as previously approved. As a result, it is not anticipated that the amendments to the type of bins proposed would have a detrimental impact upon pedestrian and highway safety.

**Site Security** – As stated above, it is considered the replacement of the solid fence panels with railings will significantly enhance natural surveillance opportunities at the front of the development. This is welcomed.

### **Other Legislative Requirements**

**Equality Act 2010** – Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

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

**Recommendation:** APPROVE

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

### **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 the original permission (137461/FO/2023) on 31 August 2023.

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

2) The development hereby approved shall be used solely as a Homelessness Move-on Scheme, as detailed in the supporting documents, received on 3 July 2023 and for no other purpose.

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

3) The development hereby approved shall be carried out in accordance with the following drawings received on 3 July 2023:

- a) 221319 01 P1
- b) 221319 03 P4

the following drawing received on 17 November 2025

- c) 221319 04 P4

the following drawing received on 14 January 2026:

- d) 221319 02 P9

the following document received on 21 January 2026:

- e) Waste Management Strategy

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

4) DISCHARGED UNDER APPLICATION CDN/24/0351 No above ground works, apart from demolition works, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed 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 Manchester Core Strategy.

5) a) DISCHARGED UNDER APPLICATION CDN/24/0351 No above ground works, apart from demolition works, shall commence until a scheme for acoustically insulating the proposed residential accommodation against noise from local primary school shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

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

6) DISCHARGED UNDER APPLICATION CDN/25/0014 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. 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 Policy DM1 in the Manchester Core Strategy.

7) Prior to the occupation of the development hereby approved, a Contaminated Land Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 Policy DM1 in the Manchester Core Strategy.

8) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 21 January 2026 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

9) DISCHARGED UNDER APPLICATION CDN/25/0014 No above ground works, apart from demolition works, shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, 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, pursuant to policies EN08 and EN14 in the Manchester Core Strategy and national policies within the NPPF and NPPG.

10) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1 March and 31 August 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 Manchester Core Strategy.

11) DISCHARGED UNDER APPLICATION CDN/24/0351 No above ground works, apart from demolition works, shall commence until details of biodiversity enhancements (e.g. bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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 Manchester Core Strategy.

12) DISCHARGED UNDER APPLICATION CDN/24/0351 Prior to any earthworks, demolition or vegetation clearance, a Reasonable Avoidance Measures method statement for amphibians, for both site clearance and the construction phase and including a timetable for their installation and maintenance regime, shall be submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

13) DISCHARGED UNDER APPLICATION CDN/24/0351 No above ground works, apart from demolition works, shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

14) The development hereby approved shall be implemented in full accordance with the measures as set out within the Energy Statement Ref: Z56654) as received by the City Council as local planning authority on 3 July 2023, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to Policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) DISCHARGED UNDER APPLICATION CDN/24/0351 No above ground works, apart from demolition works, shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the residential accommodation is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

16) DISCHARGED UNDER APPLICATION CDN/24/0351 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- a) A construction programme including phasing of works;
- b) 24 hour emergency contact number;
- c) Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors; Size of construction vehicles; The use of a consolidation operation or scheme for the delivery of materials and goods; Phasing of works;
- d) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
- e) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- f) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- g) Locations for storage of plant/waste/construction materials;
- h) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- i) Arrangements to receive abnormal loads or unusually large vehicles;
- j) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- k) Any necessary temporary traffic management measures;
- l) Measures to protect vulnerable road users (cyclists and pedestrians);
- m) Arrangements for temporary facilities for any bus stops or routes;
- n) Method of preventing mud being carried onto the highway;
- o) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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 Manchester Core Strategy.

17) Prior to the occupation of the development hereby approved, an external lighting scheme, which has previously been submitted to and approved by the City Council, shall be installed. The approved lighting scheme shall remain in perpetuity and shall be maintained in accordance with the approved scheme.

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

## Informatives

This permission does not grant approval under Building Regulations.

## Informatives

1) Informative for Condition 4 - Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- o Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L<sub>Amax,F</sub> by more than 15 times)
- o Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- o Gardens and terraces (daytime) 55 dB LAeq

2) Informative for Condition 9 - In order to discharge condition no. 9 the following additional information has to be provided:

- o A finalised drainage layout (limited to 5l/s) showing all components, outfalls, levels, finished floor levels, and connectivity;
- o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland
- o flow routes with regards to the properties on site and adjacent properties off site.
- o Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground
- o investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- o Hydraulic calculation of the proposed drainage system, including all parameters.
- o Construction details of flow control and SuDS elements.
- o 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.

3) Conservation of Habitats and Species - The applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

4) Informative for Condition 12 - Amphibians Reasonable Avoidance Measures (RAMs) should be adopted in full during works, these should include:

- o All excavations on site should be covered at night or a ramp should be provided to allow amphibians to exit excavations. All excavations should be checked for amphibians each morning prior to the re-commencement of any works.
- o All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
- o All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively all waste should be removed from site daily.
- o All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
- o Scaffold footings will be placed on sand to prevent newts taking temporary refuge underneath the footings.
- o If, in the unlikely event, GCN are found at any time during works, then works should cease immediately and advice sought from a suitably qualified GCN ecologist.

## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health

Waste, Recycling and Street Cleansing Team

168 Thornton Road, Manchester, M14 7WS  
 150 Thornton Road, Manchester, M14 7WS  
 243 Maine Road, Manchester, M14 7WG  
 Divine Mercy RC Primary School, 20 Blue Moon Way, Manchester, M14 7SH  
 33 Dalton Avenue, Manchester, M14 7NR  
 29 Dalton Avenue, Manchester, M14 7NR  
 14 Dalton Avenue, Manchester, M14 7NR  
 166 Thornton Road, Manchester, M14 7WS  
 160 Thornton Road, Manchester, M14 7WS  
 154 Thornton Road, Manchester, M14 7WS  
 148 Thornton Road, Manchester, M14 7WS  
 16 Dalton Avenue, Manchester, M14 7NR  
 8 Dalton Avenue, Manchester, M14 7NR  
 6 Dalton Avenue, Manchester, M14 7NR  
 4 Dalton Avenue, Manchester, M14 7NR  
 146 Thornton Road, Manchester, M14 7WS  
 237 Maine Road, Manchester, M14 7WG  
 31 Dalton Avenue, Manchester, M14 7NR  
 27 Dalton Avenue, Manchester, M14 7NR  
 12 Dalton Avenue, Manchester, M14 7NR  
 10 Dalton Avenue, Manchester, M14 7NR  
 170 Thornton Road, Manchester, M14 7WS  
 164 Thornton Road, Manchester, M14 7WS  
 162 Thornton Road, Manchester, M14 7WS  
 158 Thornton Road, Manchester, M14 7WS  
 156 Thornton Road, Manchester, M14 7WS  
 152 Thornton Road, Manchester, M14 7WS  
 241 Maine Road, Manchester, M14 7WG  
 239 Maine Road, Manchester, M14 7WG  
 235 Maine Road, Manchester, M14 7WG

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA