

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Kathy Poole
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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Variation of condition nos. 2 (Specified plans), 9 (Cycle storage), 17 (Waste management) , 27 (Bat and Bird boxes), 28 (Landscaping), 29 (Tree protection) and 39 (Boundary treatment) attached to planning permission referenced 140867/FO/2024

Location: Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive, Manchester,

Date of application: 12 November 2025

Application number: 144385/JO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

Condition(s) attached to this decision

0) Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about the loss of the approved projecting brick banding detail. This matter has been satisfactorily resolved and the appropriate conditions have been attached.

1) The development must be begun not later than 21st January 2028.

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

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

Phasing plan ref:21-026-BSA-D-A-1003
Site Location plan ref: 21-026-BSA-D-A-1000
Existing Topographical plan ref: 21-026-BSA-D-A-1001
Broadband connectivity Information
Utilities Survey plan ref: LS5236 01 and plan ref: LS5236 02
Environmental Standards Statement ref: Z62503 rev. A
Air Quality Assessment ref: Z62503.3 dated July 2024
Noise Impact Assessment ref: Z62503.2 dated May 2024
Preliminary Ecological Appraisal Report ref: 80-924-R1-1 dated February 2024
Flood Risk Assessment & Drainage Strategy Reference: Job 33716-SUT-ZZ-00-RP-S-0001 rev. A dated 3rd May 2024
Proposed Drainage Layout sheet 1 of 2 ref: 33716-SUT-ZZ-XX-DR-C-655-0001 rev.P01
Proposed Drainage Layout sheet 2 of 2 ref: 33716-SUT-ZZ-XX-DR-C-655-0002 rev.P01
Risk Assessment and Method Statements (RAMS) Reference: 33716-SUT-ZZ-00-HS-G-7001 rev.P01 dated November 2023

Received 27th August 2024.

Crime Impact Statement Version A: 7th August 2024 reference 2024/0257/CIS/01
Phase 1 Preliminary Risk Assessment ref: 33716-SUT-ZZ-00-RP-G-7101 rev. P01 dated November 2023
Phase II Interpretative Ground Assessment Ref: 33716-SUT-ZZ-00-RP-G-7202 rev.P01 dated April 2024
Transport Assessment ref: RHC-24-024-TA dated July 2024
Framework Travel Plan ref: RHC-24-024-TP dated July 2024
Received 29th August 2024

Email from planning agent regarding Secure by Design matters dated 18th September 2024.

Street Elevations Plan ref: 21-026-BSA-D-A-1005 rev. A
Proposed site plan - Bicycle and recycling Storage plan ref: 21-026-BSA-D-A-1006
Proposed stopping up plan ref: 21-026-BSA-D-A-1007 rev.A
Proposed site plan showing existing roads plan ref: 21-026-BSA-D-A-1008
Block 1 M4(2) compliance plans ref: 21-026- BSA -1050
Block 5 M4(2) compliance plans ref: 21-026- BSA -1052
Typical proposed window section plan ref: 21-026- BSA -1055
Arboricultural Implication Assessment Site 1 ref: TRE/HDCHS1 dated 18th October 2024
Arboricultural Implication Assessment Sites 2 &3 ref: TRE/HDCHS 2A3 dated 18th October 2024
Arboricultural Method Statement Site 1 ref: TRE/HDCHS1 dated 18th October 2024
Arboricultural Method Statement Site 2 &3 ref: TRE/HDCHS 2AS dated 18th October 2024

Received 22nd October 2024

Block 1 Plans & Elevations plan ref: 21-026-BSA-D-A-1010 rev.B
Blocks 2,3 and 4 Plans & Elevations plan ref: 21-026-BSA-D-A-1012 rev.B
Block 5 Plans & Elevations plan ref: 21-026-BSA-D-A-1014 rev.B
Blocks 7,14, and 15 Plans & Elevations plan ref: : 21-026-BSA-D-A-1018 rev.B
Block 8 Plans & Elevations plan ref: 21-026-BSA-D-A-1020 rev.B

Blocks 6,9, and 10 Plans & Elevations plan ref: 21-026-BSA-D-A-1022 rev.B
Block 13 Plans & Elevations plan ref: 21-026-BSA-D-A-1024 rev.B
Block 16 Plans & Elevations plan ref: 21-026-BSA-D-A-1026 rev.B
Block 17 Plans & Elevations plan ref: 21-026-BSA-D-A-1028 rev.B
Block 18 Plans & Elevations plan ref: 21-026-BSA-D-A-1030 rev.B
Block 20 Plans & Elevations plan ref: 21-026-BSA-D-A-1032 rev.B
Block 21 Plans & Elevations plan ref: 21-026-BSA-D-A-1034 rev.B
Block 22 Plans & Elevations plan ref: 21-026-BSA-D-A-1036 rev.B
Block 23 Plans & Elevations plan ref: 21-026-BSA-D-A-1038 rev.B
Block 24 Plans & Elevations plan ref: 21-026-BSA-D-A-1040 rev.B
Block 19 Plans & Elevations plan ref: 21-026-BSA-D-A-1042 rev.A
Block 12 Plans & Elevations plan ref: 21-026-BSA-D-A-1044 rev.A
Block 11 Plans & Elevations plan ref: 21-026-BSA-D-A-1046
Received 28th October 2024

Landscape GA 1 of 2 plan ref: 345 01 rev.D
Landscape GA 2 of 2 plan ref: 345 02 rev.D
Boundary treatment plan ref: 345 03 rev.B
Detailed planting proposals 1 of 2 plan ref: 345 04 rev.C
Detailed planting proposals 2 of 2 plan ref: 345 05 rev.C
Statutory Biodiversity Metric Calculation
Statutory Metric report Reference: 80-924-R2-4 dated 29 October 2024

Received 30th October 2024

Transport Note ref: RHC-24-024-TN dated 22nd November 2024
Plot 34 swept paths plan ref: RHC-24-024-06
Received 27th November 2024

Proposed site plan ref: 21-026-BSA-D-A-1002 rev. E
Proposed Site Roof Plan ref: 21-026-BSA-D-A-1004 rev. C
Received 17th December 2024

Proposed Site Parking Plan ref: 21-026- 1009 rev.A Received 3rd January 2025

Affordable Housing Statement dated January 2025
Planning Statement ref: 21-026 dated August 2024
Received 6th January 2024

Design and Access Statement ref: 21-026 rev.A (07.01.2025)
Received 7th January 2024

AS AMENDED BY

Proposed Site Roof plan ref: 21-026-BSA-DA-1004 rev.D (with PV's)
Street Elevations plan ref: 21-026-BSA-DA-1005 rev.B
Proposed site plan - Bicycle and recycling Storage plan ref: 21-026-BSA-D-A-1006 rev.A
Block 1 Plans & Elevations plan ref: 21-026-BSA-D-A-1010 rev.C
Blocks 2,3 and 4 Plans & Elevations plan ref: 21-026-BSA-D-A-1012 rev.C
Block 5 Plans & Elevations plan ref: 21-026-BSA-D-A-1014 rev.C
Blocks 7,14, and 15 Plans & Elevations plan ref: : 21-026-BSA-D-A-1018 rev.C
Block 8 Plans & Elevations plan ref: 21-026-BSA-D-A-1020 rev.C
Blocks 6,9, and 10 Plans & Elevations plan ref: 21-026-BSA-D-A-1022 rev.C

Block 13 Plans & Elevations plan ref: 21-026-BSA-D-A-1024 rev.C
Block 16 Plans & Elevations plan ref: 21-026-BSA-D-A-1026 rev.C
Block 17 Plans & Elevations plan ref: 21-026-BSA-D-A-1028 rev.C
Block 18 Plans & Elevations plan ref: 21-026-BSA-D-A-1030 rev.C
Block 20 Plans & Elevations plan ref: 21-026-BSA-D-A-1032 rev.C
Block 21 Plans & Elevations plan ref: 21-026-BSA-D-A-1034 rev.C
Block 22 Plans & Elevations plan ref: 21-026-BSA-D-A-1036 rev.C
Block 23 Plans & Elevations plan ref: 21-026-BSA-D-A-1038 rev.C
Block 24 Plans & Elevations plan ref: 21-026-BSA-D-A-1040 rev.C
Block 19 Plans & Elevations plan ref: 21-026-BSA-D-A-1042 rev.B
Block 12 Plans & Elevations plan ref: 21-026-BSA-D-A-1044 rev.B
Block 11 Plans & Elevations plan ref: 21-026-BSA-D-A-1046 rev.A
Received 29th October 2025

Content of email from planning agent solely in relation to projecting brick banding dated 6th January 2026

Proposed site plan ref: 21-026-BSA-D-A-1002 rev. G received 15th January 2026.

Landscape GA 1 of 2 plan ref: 345 01 rev.G
Boundary treatment plan ref: 345 03 rev.E
Detailed planting proposals 1 of 2 plan ref: 345 04 rev.E
received 19th January 2026.

Landscape GA 2 of 2 plan ref: 345 02 rev.G
Detailed planting proposals 2 of 2 plan ref: 345 05 rev.E
Received 26th January 2026

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 (2012).

3) The development hereby approved shall be carried out in accordance with the phasing plan ref:21-026-BSA-D-A-1003 received on 27th August 2024.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 and to reflect the likely arrangements for the implementation of the proposed development.

4) Prior to the commencement of each phase of development, a detailed construction management plan outlining working practices during development for that phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan for that phase.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

5) Prior to above ground works of any phase, samples and specifications of all materials to be used on all external elevations relevant to that phase of development shall be submitted to and approved in writing by the City Council as local planning authority. The development of the phase shall be carried out in accordance with the agreed details for that phase.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) Prior to above ground works of any phase of the development, full detailed designs (including specifications) of all on-site and off-site highways works (including footway reinstatement, footway and carriageway resurfacing, dropped-kerbs/tactile paving, lighting column relocation, and any Traffic Regulation Orders) and a delivery sequence as relevant to that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the first dwelling unit in that phase being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

7) The car parking indicated on the approved plans for each dwelling (including flats), shall be surfaced, demarcated and made available for use prior to that dwelling (including flats) hereby approved being occupied. The car parking for that dwelling (including any flats) shall then be available at all times whilst that dwelling (including any flat) is occupied.

Reason- To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

8) Prior to the first occupation of plots nos. 1-21 (all) and 59-70 (all), details of measures to ensure that those parking spaces are allocated to the associated dwellings, and not available for the use by residents in the wide area, shall be submitted to and approved in writing by the City Council as local planning authority. The approved measures shall be implemented for plots nos. 1-21 (all) and 59-70 (all), in accordance with the approved details, and all the agreed works shall be completed prior to the

proposed accommodation within plots nos. 1-21 (all) and 59-70 (all), being brought into use and be retained thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the occupation of each phase of the development, finalised details of materials and colouration of the cycle stores shown on Proposed site plan - Bicycle and recycling Storage plan ref: 21-026-BSA-D-A-1006 rev.A for that phase of the development shall be submitted to and approved in writing by the City Council as local planning authority. The cycle storage arrangements shall be implemented for that phase in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation within that phase being brought into use and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10) a) Prior to the occupation of any dwelling within a phase of the development, a Full Travel Plan, relating to the phase in which the dwelling is situated 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:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

b) Within six months of the first occupation of a phase of development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for that phase of the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

11) a) Prior to the occupation of any dwelling within any phase of the development, finalised specifications of the electric charging points to dwellings (including cottage flats), relating to the phase in which the dwellings are situated, shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

b) Prior to occupation of the residential development within any phase of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the dwellings (including cottage flats) within that phase of development are occupied.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

12) a) Notwithstanding the Sutcliffe Phase 1 PRA dated November 2023 reference 33716-SUT-00-RP-G-7101 and the Sutcliffe Phase II Site investigation dated April 2024 reference 33716-SUT-00-RP-G-7202, before any phase of development hereby approved commences, a scheme for the investigation of the site and a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) within that phase, shall be 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 within that phase commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) within that phase shall be submitted to and approved in writing by the City Council as local planning authority. The development within that phase shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of each phase of development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy for that phase.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy for any phase of development, then any further measures that are required to remediate the land shall be carried out within that phase of development. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of that phase of development.

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 (2012).

13) If, during development within any phase of development, contamination not previously identified is found to be present at the site within that phase of development ,then no further development within that phase (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing

how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. An additional ground investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy for that phase shall be implemented as approved.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources at the development site, in accordance with paragraph 193 of the National Planning Policy Framework, and pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

14) Prior to the commencement of any phase of development an Operational UXO Emergency Response Plan for that phase shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented for that phase in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any Unexploded Ordnance 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 (2012).

15) a) Notwithstanding the Azimuth Acoustics noise impact assessment dated 21st May 2024 reference Z62503.2, prior to the commencement of each phase of development a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads and streets within that phase of development 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 potential for overheating of residential accommodation within that phase of development shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units within each phase of development, 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 for the dwellings within that phase of development. 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 policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

16) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first occupation of the residential units within each phase of development hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from that phase of development within the site. The scheme for the phase of development shall be implemented in full before the first occupation of the residential units within that phase or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the first occupation of the residential units within a phase of development, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken within that phase of the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met within that phase of development. Any instances of non- conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Manchester Core Strategy (2012).

17) a) Waste storage for each phase of the development shall be implemented in accordance with the locations shown on Proposed site plan - Bicycle and recycling Storage plan ref: 21-026-BSA-D-A-1006. rev.A.

b) Finalised details of the waste storage capacity for the cottage flats within any phase of development shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the occupation of any cottage flats within that phase of development. The development of any phase shall be implemented in accordance with the approved details, prior to the cottage flats within that phase being occupied

c) The details of the approved scheme for each phase of development shall be implemented as part of that phase of development and shall remain in situ whilst the dwellings hereby approved in that phase of development are occupied.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

18) Finalised detailed designs of bin stores for the cottage flats hereby approved within any phase of development shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the occupation of any cottage flats within that phase of development. The development of any phase shall be implemented in accordance with the approved details, prior to the cottage flats within that phase being occupied

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

19) a) Each phase of the residential development shall be implemented in accordance with the measures within Air Quality Assessment ref: Z62503.3 dated July 2024.

b) Prior to occupation of any dwelling (including flats), any agreed mitigation measures for that phase of development shall be implemented and verified as such in writing by the City Council as local planning authority for that phase of development and shall remain in situ whilst the dwellings with that phase of development are occupied .

Reason -To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

20) Each phase of the development shall only be carried out in accordance with sections 3.3, 4 and 5 in the Crime Impact Statement Version A: 7th August 2024 reference 2024/0257/CIS/01 and the agreed measures shall be retained and maintained thereafter. The development hereby approved shall not be occupied until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for the phase of the development in which that dwelling is situated.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

21) Notwithstanding the submitted Flood Risk Assessment & Drainage Strategy, and drainage plans referenced in condition no.2, no development in any phase 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 for that phase, 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, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).

22) Prior to the first occupation of each phase of development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 22 for that phase, shall be submitted for approval in writing by the City Council, as 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, which shall include flow control and attenuation components;

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.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

23) No site clearance works in any phase, including works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out for that phase immediately prior to clearance within that phase and written confirmation that no bird nests are present in that phase has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012).

24) The silver birch tree (ref: T1) (Appendix 3 Arboricultural Implications Assessment Site 1) shall be soft felled under the supervision of an ecologist, and the tree should be cut into sections and lowered to the ground, avoiding the potential roosting features. The tree should then be inspected on the ground for the presence of bats. If the feature cannot be fully inspected, the tree should be left overnight, with the feature facing upwards, to allow any bats within the tree to escape prior to chipping the following day.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

25) The development in any phase shall be implemented in accordance the Reasonable avoidance measures (RAMS) in section 4.3.3 of the Preliminary Ecological Appraisal (E3P - Feb 2024).

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

26) If no development (in a phase) commences within 12 months of the date of consent, a further survey of the site and locality for the presence of hedgehogs and badgers in that phase shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development of that phase shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

27) Prior to above ground works for each phase of the development, finalised details of the location and design of bird and bat bricks/boxes, together with arrangements for hedgehog gaps within the proposed boundary treatment (as shown in the locations on landscaping plan refs: 345-01G & 345-02G)shall be submitted and approved by the local planning authority for that phase.

The biodiversity enhancement measures shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings within that phase, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

28) a) The landscaping scheme for any phase of the development shall be implemented in accordance with Landscape GA 1 of 2 plan ref: 345 01 rev.G; Landscape GA 2 of 2 plan ref: 345 02 rev.G; Detailed planting proposals sheet 1 of 2 plan ref: 345 - 04 rev. E; and Detailed planting proposals sheet 2 of 2 plan ref: 345 - 05 rev. E.

b) Arrangements for the management of the landscaping scheme for the cottage flats within any phase of development hereby approved shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the cottage flats within that phase.

c) The approved landscaping scheme and arrangements for management and maintenance of landscaping scheme in any phase shall be implemented not later than 12 months from the date the buildings are first occupied within that phase. 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development in that phase of the development.

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 (2012).

29) In this condition "retained tree" means an existing tree, which is shown as retained on Landscape GA 1 of 2 plan ref: 345 01 rev. G; Landscape GA 2 of 2 plan ref: 345 02 rev. G; Detailed planting proposals 1 of 2 plan ref: 345 04 rev. E and Detailed planting proposals 2 of 2 plan ref: 345 05 rev. E, specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of any phase of the development for its permitted use.

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

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

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas

shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

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

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

31) Prior to any works on the proposed development commencing (excluding demolition), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.

B) Descriptions of the management operations necessary to achieving aims and objectives.

C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.

D) Details of monitoring needed to measure the effectiveness of management.

E) Details of the persons responsible for the implementation and monitoring.

F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

G) Reporting on years 1, 2, 5, 10, 20 and 30'.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

32) Prior to above ground works in any phase of development, detailed designs of external lighting (including location, column and lantern designs and lux levels) for that phase shall be submitted to and approved by the local planning authority. The development of that phase shall be implemented in accordance with the approved details.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adversely impact on protected species, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

33) a) Each phase of the residential development shall be implemented in full accordance with the measures set out in Environmental Standards Statement ref: Z62503 rev.A.

b) A post construction review certificate/statement shall be submitted for approval for each phase of the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

34) 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 interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

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

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

36) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

37) 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 of cottage flats hereby approved other than those shown on the approved drawings specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

38) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

39) a) Within the exception of plot nos. 1-5 (all), the boundary treatment to all dwelling houses and cottage flats in any phase shall be implemented in accordance with the details on Boundary treatment plan ref: 345 03 rev.E, prior to any development within that phase being occupied and shall be retained thereafter.

b) The finalised design details and location of boundary treatment including the installation of any acoustic fencing in relation to plot nos. 1 to 5 (all) shall be submitted to, and approved in writing by, the City Council as local planning authority. The development of plot nos. 1-5 (all) shall be implemented in accordance with the approved details, prior to any development within that phase being occupied and shall be retained thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

40) The residential dwellinghouses and flats hereby permitted shall only be used for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent amendment thereof) and shall not be offered for sale or rent on the open market. The affordable housing shall be provided and managed thereafter in accordance with the approved 'affordable housing statement' dated January 2025 received 6th January 2025.

This planning condition shall not apply to the part of the property over which:

- (i). a tenant has exercised the right to acquire (including shared ownership) or any similar statutory provision and for the avoidance of doubt once such right to acquire (including shared ownership) has been exercised, the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market;
- (ii). A leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H4 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

41) 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.

(b) Within two months 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).

42) a) The wc window at ground floor level to the side gable of plot no.5 ; landing windows at first floor level to side gables of plots nos ,6,9,10,13,14, and 17; the bathroom and landing window to plot 58 at first floor level ; the bathroom window side gable to plot 55; and the bathroom window to rear elevation of plot 33 shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and maintained in perpetuity.

b) The landing and secondary bedroom window to the rear elevation plot no.33 and the right hand gable elevation secondary bedroom window to plot.no 34; the first floor kitchen window and secondary lounge and secondary bedroom windows in the side gables to plots nos. 40 and 42; shall be shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent to a height of 1.7m above internal floor level and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

43) Notwithstanding the details submitted, prior to commencement of above ground construction works, details of window reveals across the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

44) The projecting brick banding detail shown on the elevational plans referred in condition no.2 shall be implemented in accordance with the specification in the email from the planning agent dated 6th January 2026.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

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

You can apply online at the following address:

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply

online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);

- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Date: 5 February 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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