

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143334/JO/2025

Date registered valid: 30 June 2025

Proposal: Variation of Conditions 2 (specified plans), 23 (landscaping), 28 (retirement living), 32 (affordable housing) and 33 (biodiversity) attached to planning permission 140556/FO/2024 to allow alterations to elevations to fenestration and brickwork, changes to position of external bin and cycle store, changes to external landscaping and amended documents relating to affordable housing, residential management and biodiversity gain.

Address: Land At Former Spire Hospital, Russell Road, Manchester, M16 8AJ

Ward(s): Whalley Range Ward

Applicant: Nicky Lloyd, Great Places Housing Group

Agent (if any): Triangle Architects

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27.11.2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 14th July 2025

Standard consultations:

Printed: 11 July 2025 Expired: 1 August 2025

Neighbour notifications

Printed: 11 July 2025 Expired: 1 August 2025

Site notice

Posted: 14 July 2025 Expired: 4 August 2025

Press advert

Published: 15 July 2025 Expired: 5 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area/development

The former Spire hospital that was located on this site from the mid 1980's relocated to an alternative location in Didsbury. Prior to the Spire hospital, the site was occupied by St. Joseph's Hospital. The site comprised a cleared site following consent for the demolition of the former Spire hospital building under the cover of demolition consent referenced 122469/VO/2019. There were some self-seeded trees and vegetation that had grown on site following demolition works. The boundaries are bordered by large mature trees and established vegetation behind boundary treatment. Outside of the site are a number of large established street trees.

The site is bounded to the north west by Whalley Road (which accommodates Our Lady's Primary School), St Luke's Centre and St Margaret's Church beyond the north eastern site boundary, Russell Road to the south west and Carlton Road to the south east (which accommodates the Carlton Club). The area is predominantly residential in character. The site is currently accessed from access points on Whalley Road, Russell Road and Carlton Road. The site sits in a sustainable location with close proximity to shops, services and public transport on Withington Road and on Upper Chorlton Road.

The site is a brownfield site measuring 0.93 hectares within Whalley Range Conservation Area within Whalley Range Ward.

Planning permission was granted for redevelopment of the site under cover of application 140556/FO/2024 in September 2024. Conditions have been discharged under applications referenced CDN/24/1149 and CDN/24/1198.

The changes that are the subject of this application would allow alterations to elevations to fenestration and brickwork, changes to position of external bin and cycle store, changes to external landscaping and amended documents relating to affordable housing, residential management and biodiversity gain.

Consultations & Notification Responses

One letter of objection has been received which relates to the principle of the original development and does not relate to the changes proposed as part of the variation application.

Highway Services – No Objections

Environmental Health – No additional comments to make, comments as per original application.

Neighbourhood Team Leader (Arboriculture) - The proposed development has carefully ensured that the perimeter trees are retained and no adversely impacted by the proposed design.

We have no objections to the development proposals, however, we would request that the trees are adequately protected during any proposed construction works.

Heras fencing should be erected with appropriate tree signage to ensure they are not moved during the proposed works.

The layout of the development has been well thought out to include plenty of additional landscaping proposals which we can confirm we are happy with.

MCC Flood Risk Management – On the basis that the proposed variation of conditions does not propose any changes to the surface water drainage strategy approved under the discharge of Condition 7 (CDN/24/1198), we have no further comments on this application and recommend that the discharge of Condition 7 (CDN/24/1198) can be transposed to this application. Please note that Condition 8 will still need to be discharged.

Greater Manchester Police – No comments

Transport For Greater Manchester – No comments

Greater Manchester Ecology Unit – No objections

Whalley Range Conservation Area Group – No comments received

Whalley Range Forum – No comments received

Housing – Satisfied within information received in email dated 27.11.2025.

Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Local Development Framework - The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1
Policy DM1
Policy H1
Policy H6
Policy EN1
Policy EN 3
Policy EN4
Policy EN9
Policy EN15
Policy EN16
Policy EN18
Policy EN19
Policy T1
Policy T2

Saved Unitary Development Plan Policies

Policy DC18, Conservation Areas
DC26.1, DC26.2 and DC26.5 Development and Noise

Relevant National Policy

The National Planning Policy Framework
Planning Policy Guidance (PPG)

Other Material Considerations

Places for Everyone –

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-S2: Carbon and Energy

JP-S5: Flood Risk and the Water Environment

JP-S6: Clean Air

JP-Strat14: A sustainable and integrated transport network
JP-C8: Transport Requirements of New Development
JP-H1: Scale, Distribution and Phasing of New Housing
JP-H3: Type, Size and Design of New Housing
JP-H4: Density of New Housing
JP-P1: Sustainable Places
JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
The South Manchester Strategic Regeneration Framework (2007)
Manchester Green and Blue Infrastructure Strategy
Manchester Residential Quality Guidance (July 2016) (MRQG)
Manchester Housing Strategy 2022 to 2032
Manchester Climate Change Framework 2020 - 2025

Legislative requirements

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Variation of Conditions 2 (specified plans), 23 (landscaping), 28 (retirement living), 32 (affordable housing) and 33 (biodiversity) attached to planning permission 140556/FO/2024 to allow alterations to elevations to fenestration and brickwork, changes to position of external bin and cycle store, changes to external landscaping and amended documents relating to affordable housing, residential management and biodiversity gain.

Changes to Condition 2 - Specified plans

Initially proposed to accommodate louvre fanlights – removed from revised plans as not supported.

Change to feature brickwork to reduce set-back panels from 20mm to 15mm setback is acceptable following dialogue and having seen sample panel as being appropriate detailing.

Change to replace hit and miss feature brickwork with recessed snap-header brickwork – removed from plans and replaced with projecting snap-header brickwork, considered to be acceptable following dialogue and having seen sample panel as being appropriate detailing.

Change to position of external bin and cycle store to shared ownership building to avoid existing tree roots. Positioning increases landscaping to road frontage and is not considered to adversely impact on light or create an overbearing feature to residents to the north of the site, having regard to boundary treatment and distances involved. The change is considered to have no further impact on the visual amenity of the area or upon the character of the Conservation Area.

Changes to Condition 2 Specified Plans and 23 – Landscaping

Amending the position of external dry riser inlet within landscaping facing Russell Road is considered to be appropriate.

Omission of hedging around proposed substation on Whalley Road due to feedback from ENWL is accepted due to site specific constraints.

Change to position of external bin and cycle store as referenced above is acceptable.

Positioning increases landscaping to road frontage and is not considered to adversely impact on light or create an overbearing feature to residents to the north of the site, having regard to boundary treatment and distances involved. The change is considered to have no further impact on the visual amenity of the area or upon the character of the Conservation Area.

Landscaping plan approved:



Landscaping plan proposed:



Changes to Condition 28 - Retirement Living

References to updated Affordable Housing Statement and Residential Management Statement as updated. Alterations are generally acceptable to Housing, subject to inclusion of reference to email received 27.11.2025 which sets out the allocations policy.

Changes to Condition 32 – Affordable Housing

References to updated Affordable Housing Statement and Residential Management Statement as updated. Alterations are generally acceptable to Housing, subject to inclusion of reference to email received 27.11.2025 which sets out the allocations policy.

Changes to Condition 33 – Biodiversity Gain

Amends Biodiversity Gain Plan approved via Discharge of Condition application CDN/24/1149 to be replaced with updated landscape drawings. No objections were raised by Greater Manchester Ecological Unit on this application.

Alterations made to plans as part of revisions are listed as follows:

2201_P04 GA Elevations - External Elevations – revision P04

Drawing amended to omit louvred fanlights above street-facing and courtyard windows. Feature recess brickwork to bin stores amended so appearance more closely matches approved elevations (*2201_P01 GA Elevations - External Elevations*).

Louvred doors as noted on approved elevation (*2201_P01 GA Elevations - External Elevations*) more clearly identified.

Material key updated with further detailed material specification.

Minor amendments to width of canopies over building entrances to reflect structural requirements.

2202_P04 GA Elevations - Internal Elevations – revision P04

Drawing amended to omit louvred fanlights above street-facing and courtyard windows.

Material key updated with further detailed material specification.

Minor increase to width of balconies in-line with supporting structural requirements.

Additional 2no courses of brick added below feature rotated brick band over openings for brickwork detailing requirements.

Additional Tank room access door added to Elevation C – *Internal Courtyard – North West Facing Elevation*.

Text notes removed for AOV windows. Internal guarding made non-visible for clarity.

2210_P03 GA Elevations - Street Elevations – revision P03

Drawing amended to omit louvred fanlights above street-facing and courtyard windows.

2210_P03 GA Elevations - Street Elevations – revision P03 (continued)

Feature recess brickwork to bin stores amended so appearance more closely matches approved elevations.

Louvred doors as noted on approved elevation (*2201_P01 GA Elevations - External Elevations*) more clearly identified.

Minor amendments to width of canopies over building entrances to reflect structural requirements.

2220_P04 ECH Elevation Detail - Sheet 1 – revision P04

Drawing amended to omit louvred fanlights above street-facing and courtyard windows.

Material key updated with further detailed material specification.

2221_P04 SO Elevation Detail - Sheet 1 – revision P04

Drawing amended to omit louvred fanlights above street-facing and courtyard windows.

Material key updated with further detailed material specification.

Rotated Brick band (no 2.) height amended from 525mm high to 675mm high to suite brickwork dimensions, to align across both blocks, and to more closely match approved elevations.

2222_P04 ECH Elevation Detail - Sheet 2 – revision P04

Drawing amended to omit louvred fanlights above street-facing and courtyard windows.
Material key updated with further detailed material specification.

2223_P04 SO Elevation Detail - Sheet 2 – revision P04

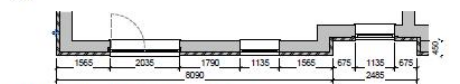
Drawing amended to omit louvred fanlights above street-facing and courtyard windows.
Material key updated with further detailed material specification.

Rotated Brick band (no 2.) height amended from 525mm high to 675mm high to suite brickwork dimensions, to align across both blocks, and to more closely match approved elevations.

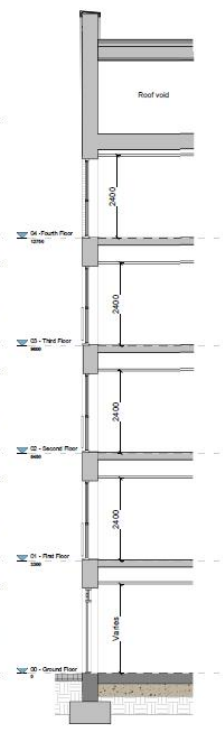
Elevation comparison Approved and Proposed



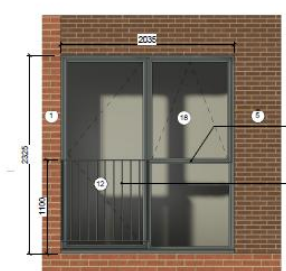
Russell Rd Elevation - 5-Storey bay
1:50



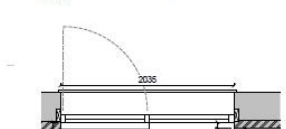
5-Storey Bay - Typical Plan View
1:50



5-Storey Bay - Section a-a
1:50

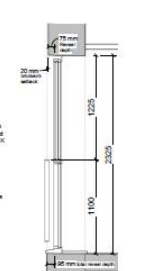


Typical Window Bay detail
1:20



Typical Window Bay Plan
1:20

- Material Key
- 1- Main facing brickwork - red roof without brick
 - 2- Feature band (as no. 1) raised 90 degrees
 - 3- Projecting stepped headers (as no. 1)
 - 4- Projecting stepped headers within 20mm recessed panel (as no. 1)
 - 5- Feature 20mm recessed panel - contrasting brownish reddish without brick
 - 6- Feature brick - black sandstone brick with dark mortar
 - 7- Feature brick band (as no. 6) raised 90 degrees
 - 8- Roof: Cedar Shingles, Fire retardant roof tiles or similar. Powder & white RAL 7012 or similar. For internal courtyard elevations only (Elevation A to C).
 - 9- PFC aluminium coping Colour RAL 9005 or similar
 - 10- UPVC window profile Colour RAL 9005 or similar
 - 11- Flush aluminium UPVC window Colour RAL 7012 or similar. For internal courtyard elevations only (Elevation A to C).
 - 12- Metal rolling balconies (aluminium and wet-on balconies) Colour RAL 7012 or similar
 - 13- PFC aluminium cladding Colour RAL 7012 or similar
 - 14- PFC aluminium cladding with vertical supports and apron Colour RAL 7012 or similar
 - 15- Glazed Curtain Walling system (colour to match stone)
 - 16- 'No and near' (solid) headers to plaster stone
 - 17- Powder coated aluminium doors Colour RAL 7012 or similar. Ground floor main impact door - to be developed with the Community Steering Group



Typical Window Bay Section
1:20

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	10/03/2024
2	ISSUED FOR PERMIT APPLICATION	10/03/2024
3	ISSUED FOR PERMIT APPLICATION	10/03/2024
4	ISSUED FOR PERMIT APPLICATION	10/03/2024
5	ISSUED FOR PERMIT APPLICATION	10/03/2024
6	ISSUED FOR PERMIT APPLICATION	10/03/2024
7	ISSUED FOR PERMIT APPLICATION	10/03/2024
8	ISSUED FOR PERMIT APPLICATION	10/03/2024
9	ISSUED FOR PERMIT APPLICATION	10/03/2024
10	ISSUED FOR PERMIT APPLICATION	10/03/2024
11	ISSUED FOR PERMIT APPLICATION	10/03/2024
12	ISSUED FOR PERMIT APPLICATION	10/03/2024
13	ISSUED FOR PERMIT APPLICATION	10/03/2024
14	ISSUED FOR PERMIT APPLICATION	10/03/2024
15	ISSUED FOR PERMIT APPLICATION	10/03/2024
16	ISSUED FOR PERMIT APPLICATION	10/03/2024
17	ISSUED FOR PERMIT APPLICATION	10/03/2024
18	ISSUED FOR PERMIT APPLICATION	10/03/2024
19	ISSUED FOR PERMIT APPLICATION	10/03/2024
20	ISSUED FOR PERMIT APPLICATION	10/03/2024

Client: Great Places Housing Group

Project Name: 25-29 Russell Road Extra Care Housing

Drawing Title: ECH Elevation Detail - Sheet 1

Drawing Number: PLANNING

Scale: 1:50

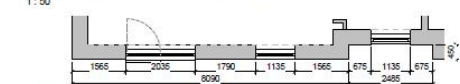
Author: J.M. M.M. MAR 2024

As indicated J.M. M.M. MAR 2024

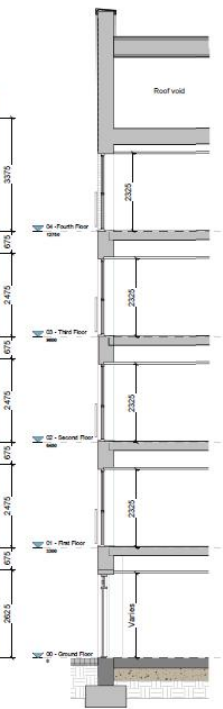
TRIANGLE



Russell Rd Elevation - 5-Storey bay
1:50



5-Storey Bay - Typical Plan View
1:50



5-Storey Bay - Section a-a
1:50

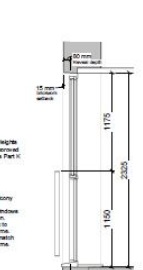


Typical Window Bay detail
1:20



Typical Window Bay Plan
1:20

- Material Key
- 1- Main facing brickwork - British Orange Antique red multi brick. Lead in black bond. Mortar colour: Natural
 - 2- Feature band (as no. 1) lead in black bond, raised 90 degrees. Mortar Colour: Natural
 - 3- Projecting stepped headers (in main facing brickwork - as no. 1) Mortar Colour: Natural
 - 4- Projecting stepped headers (as no. 1) within 20mm recessed panel of main facing (as no. 1). Mortar lead in black bond. Mortar Colour: Natural
 - 5- Feature 20mm recessed panel - Albion Ashen Brown brick lead in black bond. Mortar Colour: Natural
 - 6- Feature brick - Black Walnut Brick lead in black bond. Mortar Colour: Black-brown. C171 Corium
 - 7- Feature brick band in Black Walnut brick (as no. 6) lead in black bond raised 90 degrees. Mortar Colour: Black-brown. C171 Corium
 - 8- Roof: Cedar Shingles, Fire retardant roof tiles or similar. Powder coated aluminium Colour RAL 7012
 - 9- PFC aluminium coping Colour RAL 7012 to match window frames & balcony railings.
 - 10- UPVC window profile Colour RAL 7012
 - 11- Flush aluminium UPVC window Colour RAL 7012 or similar
 - 12- Metal rolling balconies (aluminium and wet-on balconies) Powder coated aluminium Colour RAL 7012
 - 13- PFC aluminium cladding Colour RAL 7012 or similar
 - 14- PFC aluminium cladding with vertical supports and apron Colour RAL 7012
 - 15- Glazed Curtain Walling system. Powder coated brick. Colour RAL 7012



Typical Window Bay Section
1:20

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	10/03/2024
2	ISSUED FOR PERMIT APPLICATION	10/03/2024
3	ISSUED FOR PERMIT APPLICATION	10/03/2024
4	ISSUED FOR PERMIT APPLICATION	10/03/2024
5	ISSUED FOR PERMIT APPLICATION	10/03/2024
6	ISSUED FOR PERMIT APPLICATION	10/03/2024
7	ISSUED FOR PERMIT APPLICATION	10/03/2024
8	ISSUED FOR PERMIT APPLICATION	10/03/2024
9	ISSUED FOR PERMIT APPLICATION	10/03/2024
10	ISSUED FOR PERMIT APPLICATION	10/03/2024
11	ISSUED FOR PERMIT APPLICATION	10/03/2024
12	ISSUED FOR PERMIT APPLICATION	10/03/2024
13	ISSUED FOR PERMIT APPLICATION	10/03/2024
14	ISSUED FOR PERMIT APPLICATION	10/03/2024
15	ISSUED FOR PERMIT APPLICATION	10/03/2024
16	ISSUED FOR PERMIT APPLICATION	10/03/2024
17	ISSUED FOR PERMIT APPLICATION	10/03/2024
18	ISSUED FOR PERMIT APPLICATION	10/03/2024
19	ISSUED FOR PERMIT APPLICATION	10/03/2024
20	ISSUED FOR PERMIT APPLICATION	10/03/2024

Client: Great Places Housing Group

Project Name: 25-29 Russell Road Extra Care Housing

Drawing Title: ECH Elevation Detail - Sheet 1

Drawing Number: PLANNING

Scale: 1:50

Author: J.M. M.M. MAR 2024

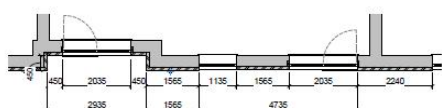
As indicated J.M. M.M. MAR 2024

TRIANGLE

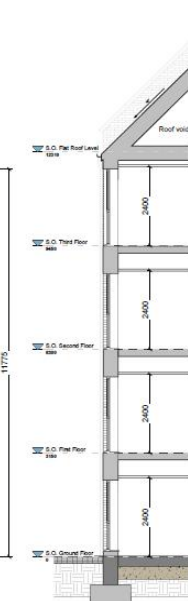
Elevation comparison Approved and Proposed



Carlton Road Bay Elevation - 4-Storey Bay



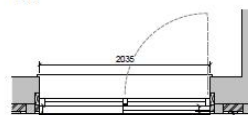
4-Storey Bay - Typical Plan View



4-Storey Bay - Section a-a

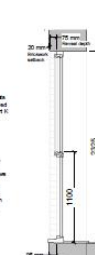


Top Storey Window Bay Detail



Top Storey Window Bay Plan

- [illegible]



Top Storey Window Bay Section



Bay Section

P01: 08/08/24 247 P01: 10/07/24 500 Rev: 001 By: Kowalewicz	Materials Key updated: Issued for planning Issued for planning
Client:	
Great Places Housing Group	
Project File / Project Name:	
22-036 / Russell Road Extra Care Housing	
Drawing Name:	
SO Elevation Detail - Sheet 2	
Drawing Purpose:	

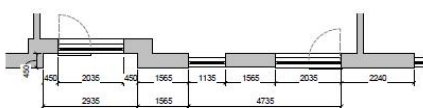
PLANNING							
Project	Origin	Location	Project	Phase	State	City/County	File
RUS - TRI - Z1 - XX - CR - A - 2223							
Notes	Date @ A:	Owner	Owner	Date			
As indicated JM MM JUNE 2024							



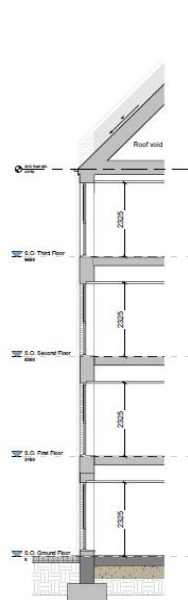
TRIANGLE ARCHITECTS



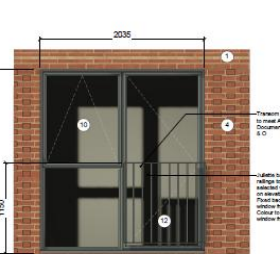
Carlton Road Bay Elevation - 4-Storey Bay



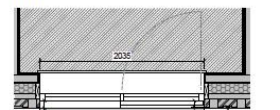
ACCT 101 - Principles of Accounting I



4-Storey Bay - Section a-a



Top Storey Window Bay Detail

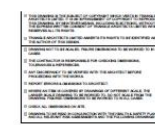


Top Storey Window Bay Plan

- [illegible]



Top Storey Window Bay Section



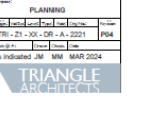
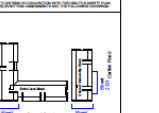
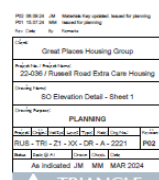
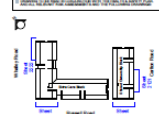
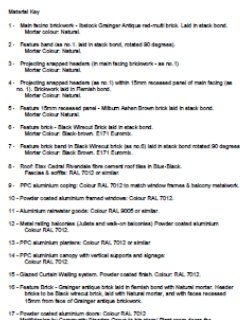
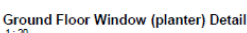
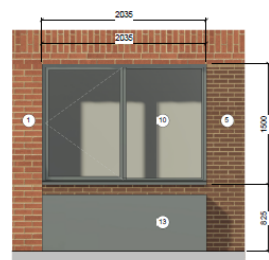
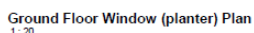
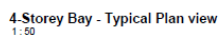
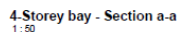
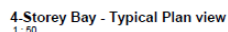
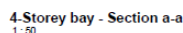
Low Bay Section

P04	08-08-05	AM	Weekly crew activities outlined. Quarterly update to curriculum. Member fees updated.
P02	10-08-05	0800	Weekly action plan activities and general announcements to staff. For next week's
P02	08-08-04	AM	Member fees updated. Issues for planning

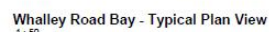
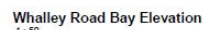
Project Name: Great Places Housing Group Project No.: 22-036 / Russell Road Extra Care Housing Drawing Name: SO Elevation Detail - Sheet 2 Drawing Purpose: PLANNING									
Architect	Client	Engineer	Structural	Electrical	Mechanical	Plumbing	Fire	Other	Notes

RUS - TRI - Z1 - XX - DR - A - 2223					P0
Matr.	Desc. (A)	Quant.	Unid.	Data	

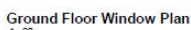
Elevation comparison Approved and Proposed



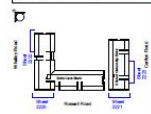
Elevation comparison Approved and Proposed



- 10 - Powder coated aluminium framed windows: Colour RAL 7012 or
For street-facing windows (Elevations 1 to 5 & elevation 6).



- 17 - Powder coated aluminium doors: Colour RAL 7012
Maxi/doors by Community Stearns Group to fit above. Dead room doors to

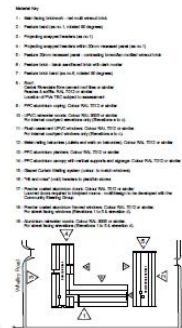


1. THE PURPOSE OF THE PROJECT (10%) 2. THE SCOPE OF THE PROJECT (10%) 3. THE BUDGET OF THE PROJECT (10%) 4. THE RISK OF THE PROJECT (10%) 5. THE COMMUNICATION OF THE PROJECT (10%) 6. THE MONITORING OF THE PROJECT (10%) 7. THE EVALUATION OF THE PROJECT (10%) 8. THE CONCLUSION OF THE PROJECT (10%) 9. THE APPENDICES OF THE PROJECT (10%) 10. THE TOTAL OF THE PROJECT (10%)	1. THE PURPOSE OF THE PROJECT (10%) 2. THE SCOPE OF THE PROJECT (10%) 3. THE BUDGET OF THE PROJECT (10%) 4. THE RISK OF THE PROJECT (10%) 5. THE COMMUNICATION OF THE PROJECT (10%) 6. THE MONITORING OF THE PROJECT (10%) 7. THE EVALUATION OF THE PROJECT (10%) 8. THE CONCLUSION OF THE PROJECT (10%) 9. THE APPENDICES OF THE PROJECT (10%) 10. THE TOTAL OF THE PROJECT (10%)
--	--

Elevation comparison Approved and Proposed



Elevation comparison Approved and Proposed



Materials

The applicant has also asked that materials can be approved as part of this variation application. All matters except for the agreement of Ventilation Bricks, Roof Treatment, brick details to the store and hard landscaping are agreed, these details are required by condition.

List of materials approved and proposed

Material Key	
1 - Main facing brickwork - red multi wirecut brick	1 - Main facing brickwork - Ibstock Grainger Antique red-multi brick. Laid in stack bond. Mortar colour: Natural.
2 - Feature band (as no.1, rotated 90 degrees)	2 - Feature band (as no.1, laid in stack bond, rotated 90 degrees). Mortar Colour: Natural.
3 - Projecting snapped headers (as no.1)	3 - Projecting snapped headers (in main facing brickwork - as no.1) Mortar Colour: Natural.
4 - Projecting snapped headers within 20mm recessed panel (as no.1)	4 - Projecting snapped headers (as no.1) within 15mm recessed panel of main facing (as no. 1). Brickwork laid in Flemish bond. Mortar Colour: Natural.
5 - Feature 20mm recessed panel - contrasting brown/tan mottled wirecut brick	5 - Feature 15mm recessed panel - Milburn Ashen Brown brick laid in stack bond. Mortar Colour Natural.
6 - Feature brick - black sandfaced brick with dark mortar	6 - Feature brick - Black Wirecut Brick laid in stack bond. Mortar Colour: Black-brown. E171 Euromix.
7 - Feature brick band (as no.6, rotated 90 degrees)	7 - Feature brick band in Black Wirecut brick (as no.6) laid in stack bond rotated 90 degrees. Mortar Colour: Black Brown. E171 Euromix.
8 - Roof: Cedral Rivendale fibre cement roof tiles or similar Fascias & soffits: RAL 7012 or similar Location of PVs TBC subject to assessment	8 - Roof: Etex Cedral Rivendale fibre cement roof tiles in Blue-Black. Fascias & soffits: RAL 7012 or similar.
9 - PPC aluminium coping: Colour RAL 7012 or similar	9 - PPC aluminium coping: Colour RAL 7012 to match window frames & balcony metalwork.
10 - UPVC rainwater goods: Colour RAL 9005 or similar	10 - Powder coated aluminium framed windows: Colour RAL 7012.
11 - Flush casement UPVC windows: Colour RAL 7012 or similar. For internal courtyard windows only (Elevations a to c).	11 - Aluminium rainwater goods: Colour RAL 9005 or similar.
12 - Metal railing balconies (Juliets and walk-on balconies): Colour RAL 7012 or similar	12 - Metal railing balconies (Juliets and walk-on balconies) Powder coated aluminium Colour RAL 7012.
13 - PPC aluminium planters: Colour RAL 7012 or similar	13 - PPC aluminium planters: Colour RAL 7012 or similar
14 - PPC aluminium canopy with vertical supports and signage: Colour RAL 7012 or similar	14 - PPC aluminium canopy with vertical supports and signage: Colour RAL 7012.
15 - Glazed Curtain Walling system (colour: to match windows)	15 - Glazed Curtain Walling system. Powder coated finish. Colour: RAL 7012.
16 - 'Hit and miss' (void) headers to plant/bin stores	16 - Feature Brick - Grainger antique brick laid in flemish bond with Natural mortar. Header bricks to be Black wirecut brick, laid with Natural mortar, and with faces recessed 15mm from face of Grainger antique brickwork.
17 - Powder coated aluminium doors: Colour RAL 7012 or similar Louvred doors required to bin/plant rooms - motif/design to be developed with the Community Steering Group	17 - Powder coated aluminium doors: Colour RAL 7012 Motif/design by Community Steering Group to bin store/ Plant room doors tbc.
18 - Powder coated aluminium framed windows: Colour RAL 7012 or similar. For street-facing windows (Elevations 1 to 5 & elevation d).	
19 - Aluminium rainwater goods: Colour RAL 9005 or similar	

Conclusion

The principle of the scheme was addressed as part of the original approval. On balance the proposed changes to the scheme are considered to be acceptable.

Visual Amenity - It is considered that there would not be any harmful impacts on the visual amenity or character of the area from the proposed amendments to the previously approved scheme.

Impact on the Conservation Area - It is not considered that there would be any greater impacts on the character of the Conservation Area and as such it is not considered that the proposals would give rise to harm to the Whalley Range Conservation Area.

Residential Amenity – It is not considered that any of the alterations proposed would unduly adversely impact upon the residential amenity of any neighbouring property.

Amendments to supporting documents (subject to reference to subsidiary email for the affordable housing) are considered to be acceptable.

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 problems arising in relation to dealing with the application, and the application has been determined in accordance with the policies within the Development Plan.

Condition(s) to be attached to decision for approval

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

Plans and documents associated with application 140556/FO/2024

Location Plan 1:1250 A3 2000 P01

Proposed Plans: Ground Floor 1:100 A0 2100 P01

Proposed Plans: First Floor 1:100 A0 2101 P01

Proposed Plans: Second Floor 1:100 A0 2102 P01

Proposed Plans: Third Floor 1:100 A0 2103 P01

Proposed Plans: Fourth Floor 1:100 A0 2104 P01

Proposed Plans: Roof 1:100 A0 2105 P01

ECH Flat Type Plans 1:50 A1 2130 P01

SO Flat Type Plans 1:50 A1 2131 P01

Substation 1:50 A2 2402 P01

Typical Boundary Treatments 1:100 A1 2501 P01

External Bin Holding Area 1:20 A2 2502 P01

Computer Generated Images (illustrative purposes only)

Swept Path Analysis Drawing - General Arrangement SK223104-021

Swept Path Analysis Drawing - Fire SK223104-023

Swept Path Analysis Drawing - Refuse SK223104-022

Air Quality Assessment
Arboricultural Impact Assessment
Biodiversity Net Gain Assessment / Metric
Broadband Connectivity Assessment
Construction Phase Plan
Crime Impact Statement
Drainage Strategy and Flood Risk Assessment
Environmental Standards Statement (Energy and Sustainability)
Flood Risk Assessment
Heritage Statement
Landscape Plan and Strategy
Phase 1 Site Investigations
Phase 2 Site Investigations
Planning Statement
Preliminary Ecological Assessment
Remediation Strategy
Statement of Community Involvement
Sunpath Study / Daylight / Sunlight / Overshadowing Assessment
Thermal Comfort Analysis
Topographical Survey
Transport Assessment and Travel Plan
TV Reception Assessment
Waste Proforma

Received 18th July 2024

Arboricultural Method Statement
BNG Management and Monitoring Plan

Received 8th August 2024

Ecology Assessment

Received 10th August 2024

Residential Management Strategy

Received 21 August 2024

Design & Access Statement

Received 10 September 2024

Plans and documents associated with this submission:

Proposed Site Plan 1:500 A2 2010 P04
Proposed Sections 1:200 A1 2301 P02
SO External Store 1:50 A0 2401 P05
UG_2410_LAN_GA_DRW_101 REV P08 - Landscape General Arrangement Plan
UG_2410_LAN_SL_DRW_301 REV P06 - Landscape Soft Landscape Plan 1 of 2
UG_2410_LAN_SL_DRW_302 REV P06 - Landscape Soft Landscape Plan 2 of 2
Affordable Housing Statement as amended by email dated 27.11.2025 with Statement relating to Allocations Policy.

Biodiversity Gain Plan

Received 30th June 2025

Street Elevations 1:200 A0 2210 P03

2202 - GA Internal Courtyard - revision P04

2201 - GA External Elevations - revision P04

2223 - SO Elevation Detail - Sheet 2 - revision P04

2222 - ECH Elevation Detail - Sheet 2 - revision P04

2221 - SO Elevation Detail - Sheet 1 - revision P04

2220 - ECH Elevation Detail - Sheet 1 - revision P04

Received 29th September 2025

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

3. The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.

2202 - GA Internal Courtyard - revision P04

2201 - GA External Elevations - revision P04

2223 - SO Elevation Detail - Sheet 2 - revision P04

2222 - ECH Elevation Detail - Sheet 2 - revision P04

2221 - SO Elevation Detail - Sheet 1 - revision P04

2220 - ECH Elevation Detail - Sheet 1 - revision P04

Notwithstanding the approved plans further samples and specifications of the roof treatment, ventilation detailing, hard landscaping and brick type to the external store shall be submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Core Strategy.

4. Prior to occupation details of security measures shall be submitted to the local planning authority and agreed in writing by the local planning authority. The development shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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

5. The development hereby approved shall be implemented in full accordance with the measures as set out within the Environmental Standards Statement prepared by Energy Counsel (reference Z61922 rev B), received by the City Council as local planning authority on 18 July 2024 in association with planning application 140556/FO/2024.

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.

6. The development hereby approved shall be implemented in full accordance with the measures as set out within the Air Quality Assessment prepared by Energy Counsel (reference Z61922), received by the City Council as local planning authority on 18 July 2024 in association with planning application 140556/FO/2024.

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.

7. The surface water drainage scheme was approved as part of Condition Discharge application CDN/24/1198.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

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

8. Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 7, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 7.
- o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- 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.

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 there is funding and maintenance mechanism for the lifetime of the

development pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

9. Prior to first occupation of the development the cycle parking shall be implemented in full and made available for use. The approved scheme shall remain available for use whilst the development is occupied.

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

10. The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car parks shall remain in use at all times thereafter.

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

11. Prior to occupation further details of the provision of electric vehicle charging points shall be submitted in writing for the approval of the local planning authority. These charging facilities shall thereafter be retained for the use of the dwellings.

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

12. Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as

Local Planning Authority. For the avoidance of doubt this shall include the following:

Footway resurfacing;

Dropped-kerbs/tactile paving.

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

13. Within three months of the first use of the development, a revised Travel Plan which is consistent with the Framework Travel Plan submitted as part of application 140556/FO/2024 which takes into account the information about travel patterns gathered following the opening of the building shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

14. The Construction Management Plan was approved as part of Condition Discharge application CDN/24/1198. The development shall be constructed and completed in accordance with the approved details.

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

15. A scheme for the storage and disposal of refuse was approved as part of Condition Discharge application CDN/24/1198.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

16. When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (associated with planning application 140556/FO/2024) and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

17. a. Before the development hereby approved is occupied external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b. Prior to occupation of the 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 light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties as specified in policies SP1 and DM1 of the Core Strategy.

18. A scheme for the Acoustic Insulation was approved as part of Condition Discharge application CDN/24/1149.

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 having regard to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

19. a. Notwithstanding the Noise report submitted with application 140556/FO/2024. 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 commencement of the use 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 the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b. Prior to the operation of the scheme 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 throughout 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. Any instances of nonconformity 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 having regard to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

20. Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby properties as specified in policies SP1 and DM1 of the Core Strategy.

21. a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To safeguard the amenities of the occupiers of nearby properties as specified in policies SP1 and DM1 of the Core Strategy.

22. No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

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

23. The details of the hard and soft landscaping treatment scheme as set out within the approved drawing references:

UG_2410_LAN_GA_DRW_101 REV P08 - Landscape General Arrangement Plan

UG_2410_LAN_SL_DRW_301 REV P06 - Landscape Soft Landscape Plan 1 of 2

UG_2410_LAN_SL_DRW_302 REV P06 - Landscape Soft Landscape Plan 2 of 2

received 30 June 2025, shall be implemented not later than 12 months from the date the buildings are 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 Core Strategy.

24. In this condition "retained tree" means an existing tree, which is to be as shown as retained in Arboricultural Method Statement prepared by Urban Green and received by the local planning authority on the 08.08.2024 in association with planning application 140556/FO/2024, this condition shall have effect until the expiration of 5 years from the date of the first occupation of the development.

(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).

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the residential units hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

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

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting 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 reenacting that Order with or without modification) other than the purpose(s) of Class C3(a). For the avoidance of doubt, this does not preclude two unrelated people (who are not part of a single household or otherwise) sharing a property.

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.

27. 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).

28. Each residential unit within the purpose-built Retirement Living housing development hereby approved shall be occupied in accordance with the submitted Affordable Housing Statement dated 30 June 2025 as amended by email dated 27.11.2025 with Statement relating to Allocations Policy and Residential Management Statement received 24 September 2024 associated with planning application 140556/FO/2024.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to policies DM1, SP1 of the Manchester Core Strategy.

29. A scheme for the Local Labour Proposal was approved as part of Condition Discharge application CDN/24/1149.

Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) of Condition 29 attached to planning permission 140556/FO/2025 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).

30. Prior to first occupation of any approved terraces nearest to the north east boundary on the extra care and apartment block shall be fitted with a screens to the north eastern side of the terrace proposed. Full details of the screens including the design shall first be agreed in writing with the Local Planning Authority. The screens shall be retained at all times thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

31. Prior to occupation of the development hereby approved the windows to the north-east boundary on the extra care and apartment block shall be made fixed and obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

32. Each residential unit within the apartment led development hereby approved shall be occupied in accordance with the submitted Affordable Housing Statement dated 30 June 2025 as amended by email dated 27.11.2025 with Statement relating to Allocations Policy and Residential Management Statement received 24 September 2024 associated with planning application 140556/FO/2024.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to policies DM1, SP1 of the Manchester Core Strategy.

33. The development hereby approved shall be in full accordance with the submitted biodiversity gain plan. The development shall be subsequently carried out and maintained in accordance with the approved plan.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Core Strategy policy EN15, Places for Everyone Policy JP-G8 and schedule 7A of the Town and Country Planning Act 1990 as amended.

34. Notwithstanding the TV And Radio Impact Assessment received in association with application 140556/FO/2024, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television and radio signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Manchester Core Strategy (2012).

Informatives

1. Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit
Whalley Range Conservation Area Group
Whalley Range Forum

Residents notified listed on Uniform

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA