

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning Committee	23 October 2025	Item No.	9
Application Number	141661/FO/2024	Ward	Baguley Ward

Description and Address

Erection of 8no dwelling houses (4no blocks of semi-detached), with associated infrastructure works, car parking and hard and soft landscaping.

Grassland to the north/east of Amberley Drive, Manchester

1. Applicant/Agent

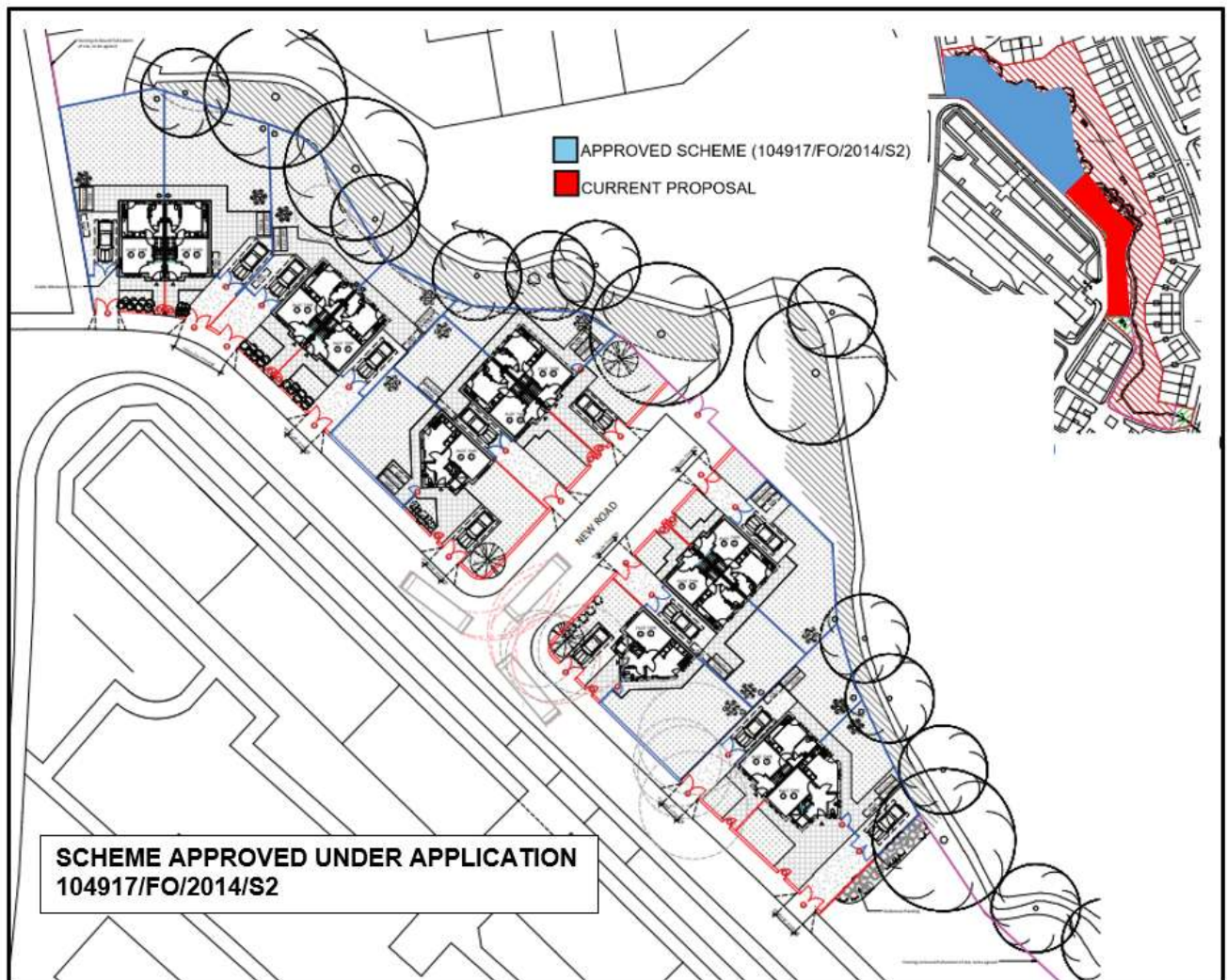
The applicant has submitted details of the location of the replacement trees, annotated in red below. The replacements would be *selected standards*, with a girth of 10-12 cm and would be chosen from the following species:

- Field Maple *Acer campestre*
- Rowan *Sorbus aucuparia*
- Silver Birch *Betula pendula*



2. Director of Planning, Building Control and Licensing - Further observations and comments.

Adjoining Scheme – For information purposes, the layout and location of the adjoining development, approved in 2014 (ref: 104917/FO/2014/S2) and also delivered by the applicant is shown below in blue, while the site of the current proposal is shown in red.



Replacement Trees – The proposed location and species of the replacement trees are considered appropriate. However, as they are intended to offset the loss of a high-quality Category A oak tree, it is recommended that two *heavy standard* trees (with a girth of 12–14 cm) be planted. This would provide a more suitable level of compensation than the *selected standards* specimens currently proposed. To ensure that this is the case, the following condition is suggested:

Prior to the commencement of above ground works, details of an off-site tree replacement scheme, based on the email received on 15 October 2025 (Paddock Johnson), shall be submitted to and be approved by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the residential accommodation is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

Biodiversity Net Gain – Condition 15, relating to the provision of Biodiversity Net Gain, reflects a statutory requirement under current legislation. As such, it does not require formal discharge by the Local Planning Authority and will not be imposed as a planning condition. Instead, it is recommended that a suitably worded informative be included in any decision issued. The tree replacement condition detailed above would become condition 15.

Departure from the Development Plan – On page 281 of the report, the opening paragraph on this issue should read as follows, with additional text underlined:

The planning application has been advertised as a departure from the adopted development plan because it proposes the redevelopment of land currently designated as open space for residential use and which as a result is subject to Saved UDP policy WW13(c - open land adjoining Mill Brook), which states that the Council will enhance and protect the natural and environmental character of existing public open spaces.

The recommendation remains one of: **MINDED TO APPROVE** (subject to the expiration of the consultation process required as a result of the departure from the Development Plan)