

Application Number	Date of Appln	Committee Date	Ward
141661/FO/2024	27 January 2025	20 November 2025	Baguley Ward

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

Location Grassland To The North/East Of Amberley Drive, Manchester

Applicant Mr Graham Morley , Wythenshawe Community Housing Group

Agent Paddock Johnson, Paddock Johnson Architects

Executive Summary

This application was placed before the Committee on 23 October 2025, but determination was deferred in order to allow the Committee to undertake a site visit and view the context and nature of the open space impacted by the proposed development.

The applicant is proposing to erect eight dwellinghouses on the site, the tenure of which would be 100% affordable rent. Letters of objection have been received from five households. The main concerns raised include loss of the green space and impact on wildlife; impact on residential amenity and pedestrian/highway safety; additional traffic congestion, the impact of additional on-street parking; and the impact on Mill Brook and associated drainage.

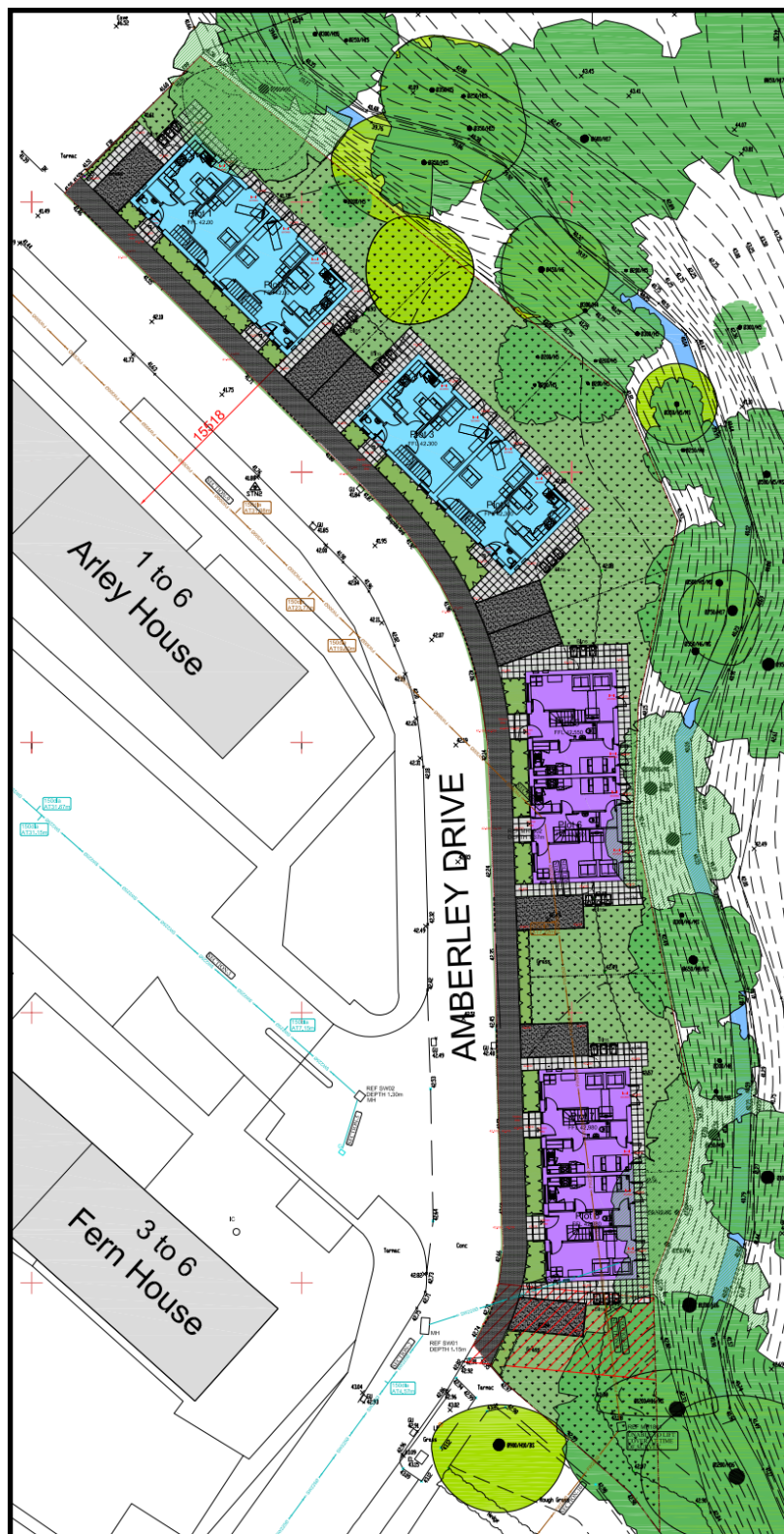
Description

This application relates to an elongated and irregular shaped site, approximately 100 metres in length and occupying a site 0.14 hectares in size, which is located on the eastern side of Amberley Drive where it adjoins Mill Brook. The site consists of grassland with a number of trees and shrubs running along the north-eastern and eastern boundary of the site.

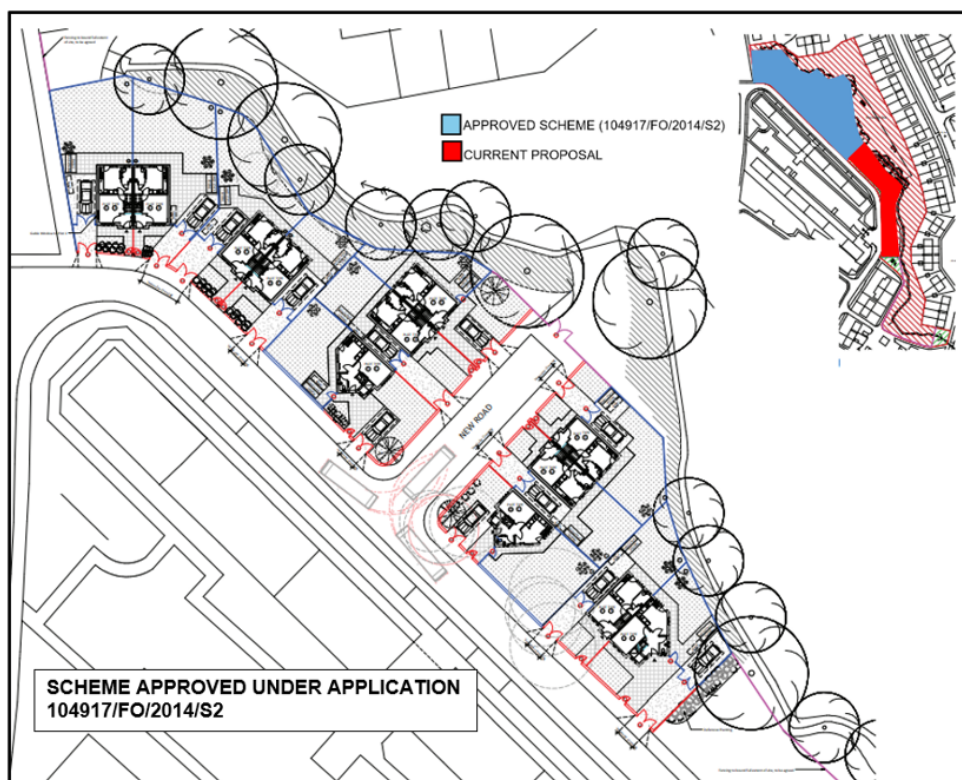
To the east of Mill Brook there are further dwellinghouses on Greenbrow Road. Adjoining the site, to the northwest, there is a pair of semi-detached dwellinghouses (nos. 18a and 18b Amberley Drive), while to the west, on the opposite side of Amberley Drive, there is a 3-storey block of flats. To the south of the site, beyond a small area of open space, stands another pair of semi-detached dwellinghouses, namely nos. 16 and 18 Amberley Drive. The application site is shown edged in red below and in the following photographs:



The applicant is proposing to erect 8 dwellinghouses on the site in the form of 4 blocks of 2 storey semi-detached buildings. Four of the dwellinghouses would have two bedrooms, while the remainder would have three bedrooms. Each property would have a dedicated on-street car parking space. The tenure of the dwellings would be 100% affordable rent. The proposed layout is shown here:



The applicant has previously obtained planning permission (104917/FO/2014/S2) and subsequently delivered a housing scheme on the adjoining site, details of which are shown below - proposed site edged in red, adjoining site edged in blue:



Consultations & Notification Responses

Local Residents – Letters of objection have been received from five households, the comments are summarised below:

- Concerns have been raised about increased congestion, particularly near the sharp bend in the road, which is already hazardous due to speeding and poor visibility. The road should be improved to prevent further issues.
- Additional on-street parking from new residents may obstruct the main road and footpaths, exacerbating existing issues caused by hospital staff and residents of the flats.
- The number of houses need to be reduced to 6 or even 4 total, to allow for each house to have 2 parking spaces. Then Amberley Drive needs to be expanded to make it safer for cars to pass, and double yellow lines need to be installed around Amberley and Nevendon Drive so that all residents can safely pass, as the current situation has many cars taking up half the road, and parking on bends and blocking the view of drivers.
- The proposal would result in the loss of green space and potential disruption to the brook, i.e. detrimental impacts upon ground stability and flooding downstream.
- The proposal would have a detrimental impact on local wildlife and existing trees and would undermine Wythenshawe's "garden city" identity.
- Concerns have been raised about anticipated noise, mess, and disruption during construction, including mud on roads, damage to kerbs and footpaths. Concerns that access to tram and bus stations may become longer and less safe due to increased traffic and construction activity.
- The area is already densely populated and cannot accommodate further housing without degrading quality of life. The green space should be retained for community use.
- An objector has requested modelling of potential erosion downstream and clarification on what mitigation measures will be implemented to protect nearby homes and infrastructure. There are concerns that increased surface water runoff from the development could exacerbate existing subsidence issues and accelerate erosion along the brook.
- Questions have been raised about whether a full watercourse and aquatic ecology assessment has been undertaken, particularly regarding winter flow conditions and the accuracy of brook proximity in submitted plans.
- Concerns have been raised about maintenance responsibilities and access for the drainage system; along with the lack of detail on storage volume and release control during storm events. Failure to maintain the system could lead to uncontrolled discharge into the brook.
- The BNG measures do not replace the loss of existing habitats (grassland, woodland, brookside) and instead introduce features for species not currently present. The enhancements are viewed as cosmetic and insufficient to meet the requirements of the Manchester Biodiversity Strategy.
- The National Planning Policy Framework emphasises effective land use and prioritisation of brownfield sites. Concerns have been raised about the lack of consideration for larger, more suitable brownfield sites in Wythenshawe that do not impact sensitive ecological areas.

Highway Services – Have made the following comments:

- Each dwelling would also require electric vehicle (EV) charging provision (min. 7kW)
- Each dwelling will have a cycle store within the private garden area. This is considered acceptable by Highways.
- Any boundary treatment in the vicinity of the driveways (including planting/shrubbery) should not exceed 600mm in height in order to ensure vehicular/pedestrian visibility can be maintained.
- The proposals include construction of a new footway along the eastern side of Amberley Drive (along the site frontage) which will also incorporate dropped-crossings for driveway access. The footway would need to be constructed to an adoptable standard, linking with existing footway to both ends (as proposed).
- Refuse will be stored within the curtilage of each dwelling within dedicated refuse storage areas and bins will be presented for collection along Amberley Drive as is the case for adjacent properties within the vicinity. These arrangements are considered acceptable to Highways.
- A Construction Management Plan should be conditioned. The CMP is to be submitted prior to the start of works.

Environmental Health – Suggests the imposition of a number of conditions designed to protect public health and residential amenity.

Neighbourhood Team Leader (Arboriculture) – Have confirmed that they do not support the loss of T23 (oak tree)

MCC Flood Risk Management – Requests the imposition of a condition requiring the applicant to submit a surface water drainage scheme prior to the commencement of works on the site.

Greater Manchester Police (GMP) – GMP have suggested a number of security suggestions, predominantly lighting based and have requested that the proposed dwellings should be completed to Secured by Design standards.

United Utilities Water PLC – UU have requested that a condition, requiring the submission of details of a sustainable drainage scheme, be attached to any approval granted.

Greater Manchester Ecology Unit – No objections to the proposal have been raised following confirmation about the purchase of off-site BNG credits and the fact that there is no need for further bat surveys. They have recommended that a construction environmental management plan condition be attached to any approval granted, along with conditions concerning vegetation clearance and the provision of ecological enhancements such as bird boxes.

Environment Agency – No objection to the proposed development but have highlighted the possibility of water contamination as a result of ground disturbance and as result have suggested a number of informatives.

Policies

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

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

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

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

In addition to the above, Sections 5 (*Delivering a sufficient supply of homes*), 8 (*Promoting healthy and safe communities*) and 12 (*Achieving well-designed places*) are of relevance:

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

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

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

Paragraph 103 in Section 8 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. It states further that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.

Paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 131 in Section 12 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 137 states that design quality should be considered throughout the evolution and assessment of individual proposals.

Paragraph 138 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P2: Heritage (Heritage) – This policy states that the member authorities will proactively manage and work with partners to positively conserve, sustain and enhance their respective historic environments, heritage assets and their settings.

Policy JP-G7: Trees and Woodland – This policy states that the member authorities will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This will be done through local planning and a number of associated activities, but in the case of development as follows:

- Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and
- Protecting trees and woodland during the construction phase of development.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. It states further than in relation to development, proposals would be expected to:

- a) Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
- b) Avoid fragmenting or severing connectivity between habitats;
- c) Achieve a measurable net gain in biodiversity of no less than 10%
- d) Make appropriate provision for long-term management of habitats and geological features connected to the development;
- e) Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and
- f) Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long- term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

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

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

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of

- the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H7, *Wythenshawe* – The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy EN1, *Design Principles and Strategic Character Areas* – This policy states that all development in Manchester will be expected to follow the seven principles of urban Design and have regard to the strategic character area in which the development is located. This site is in the area defined as Wider Wythenshawe, policy EN1 defines the character of this area as:

“Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital and District Centres. The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.”

Policy EN 10, *Safeguarding Open Space, Sport and Recreation Facilities* – States that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;
- or
- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and

- it could not fulfil other unsatisfied open space, sport or recreation needs, and
- a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

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

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

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

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Saved UDP Policy WW13(c) – This policy applies to open land adjoining Mill Brook, Newall Green and states that the Council will enhance and protect the natural and environmental character of existing public open spaces.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

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

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

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

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

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

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

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Guide to Development in Manchester Supplementary Planning Guidance –

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

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

Issues

Principle of the Proposal – Given the redevelopment of the adjoining site (ref: 104917/FO/2014/S2 in 2014) for twelve 2 storey dwellinghouses and the fact the site is located within a predominantly residential area, there is no objection in principle to it being redeveloped for residential purposes. Notwithstanding this, elements of the site are part of a larger plot of land allocated as open space within the City-wide Open Space Assessment (2025) and as a result any impact in respect of its loss must be addressed. In addition, the impact of the development upon existing levels of residential and visual amenity must be assessed, as well as any impact upon pedestrian and highway safety and any existing ecological features.

Departure from the Development Plan – 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 development site, the extent of which can be seen on the plan below, includes a small portion of open space that extends along both sides of Mill Brook. This area is identified in the City-wide Open Space Assessment (2025) as *semi-natural greenspace* (annotated green) and *other open space* (purple), which includes inaccessible land or land with potential for future development.

The Open Space Assessment provides a comprehensive audit of open space across Manchester, identifying areas of both sufficient and insufficient provision in terms of quantity and quality. Within this framework, the site forms part of an amenity greenspace in Wythenshawe. The study records a total of 49.43 hectares of amenity greenspace across 62 sites in Wythenshawe, indicating that this area is relatively well served in comparison to other parts of the city.



The assessment concludes that Wythenshawe benefits from high levels of open space provision, and that there are several other open spaces located near the site and within a 10-minute walk for local residents. Furthermore, the irregular shape and limited size of the site mean that it does not lend itself to formal sport or recreational use.

Having regard to both local and national planning policy, including the presumption in favour of sustainable development, it is considered that the loss of this small and functionally limited area of open space is acceptable in this instance. The proposal would make a modest but valuable contribution to housing supply, and the benefits of redevelopment are considered to outweigh the limited harm arising from the loss of this open space. On this basis, it is considered that the application can be supported as a justified minor departure from the development plan and this is reflected in the recommendation.

Having regard to the scale, nature, and context of the proposed development, it is considered that the scheme does not materially conflict with the strategic objectives of the Manchester Core Strategy. While the proposal represents a departure from specific policies within the development plan, the extent of that departure is not considered significant in terms of its impact on the overall policy framework. In light of this assessment, it is not considered necessary to refer the application to the Secretary of State for determination.

Space Standards – The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments. The proposed development has been assessed against these standards.

The amount of floor space proposed for each dwellinghouse type and that required under the guidance is detailed below:

- 4 x 2-bedroom, 4-person dwellings – each providing 89m² (Standard: 83m²)
- 4 x 3-bedroom, 5-person dwellings – each providing 96m² (Standard: 96m²)

As demonstrated above, all the proposed units meet or exceed the minimum space requirements set out in the guidance. The scheme is therefore considered to be fully compliant with Manchester's adopted space standards for residential development.

Disabled Access – Level access would be provided into the dwellings and adequate circulation space, along with a WC, would exist on the ground floor. Adequate circulation space would also exist on the first floor. Overall, the provision is considered acceptable and would meet the requirements of Part M of the Building Regulations, in particular section *M4(1) – Visitable Dwellings*.

Design – The proposal comprises of 8 two-storey properties of traditional appearance and constructed of brickwork and tiles, with brick detailing to add interest. Overall, the development is a good quality design of a similar scale to the neighbouring housing and is considered acceptable. The elevations of both house types are shown below:



Residential Amenity – A number of factors have been assessed in order to judge the impact of the proposal upon residential amenity:

Impact upon Privacy – The proposed dwellings are not sited directly to the rear of any existing residential properties. Instead, they back onto a brook, beyond which lies an area of open space. As such, there is no direct interface with existing private rear gardens or habitable room windows, and issues relating to overlooking or loss of privacy are not considered to arise.

While the proposed dwellings would face a block of flats located on the western side of Amberley Drive, this relationship is typical of residential development patterns across Manchester. The presence of residential accommodation on the opposite side of a public highway does not, in itself, constitute an unacceptable impact on privacy, and is not regarded as giving rise to harmful overlooking.

Noise – Given the number of units proposed and the domestic nature of the activity that would be associated with them, it is not considered that the proposal would be an inherently noise generating development.

Daylight/Overshadowing – As the proposed dwellinghouses are only two storeys in height and sited a sufficient distance from any of the adjoining properties, it is not considered that any of the existing properties on Amberley Drive would see a reduction in daylight or be subject to overshadowing.

Having regard to the siting, scale, and nature of the proposed development, it is considered that the proposal would not result in harmful overlooking, overshadowing, or noise disturbance and as a result the scheme would not give rise to any unacceptable impacts on the residential amenity of existing or future occupiers.

Visual Amenity – The design, scale, and siting of the proposed development is considered to be appropriate within the context of the surrounding built environment, and it would not appear overbearing or incongruous when viewed from Amberley Drive. As such, it is not considered that the proposal would result in any adverse impact on the visual amenity of the area or detract from the character and appearance of the street scene.

Concerns have been raised that the proposal would have an unacceptable impact on the original Garden City character of the wider Wythenshawe area. The impact on the character of the streetscene has been carefully considered and the proposed relatively short run of houses is considered to be appropriate in this particular context given the proximity of more recent residential development.

Car Parking – Each of the eight proposed dwellings would be provided with an off-street car parking space. This level of provision is considered to be appropriate for a development of this scale and nature and is consistent with the Council's adopted parking standards. It is not anticipated that the proposal would result in an undue increase in on-street parking demand within the surrounding residential streets.

Vehicle Charging Points – The applicant has confirmed that each dwelling would be fitted with electric vehicle charging infrastructure, the provision of which would be ensured via a planning condition.

Pedestrian and Highway Safety – Given the modest scale of the proposed development and the limited number of vehicular movements it is likely to generate, it is not considered that the scheme would give rise to a significant increase in traffic or contribute to existing congestion issues experienced by local residents. As such, the introduction of physical traffic management measures is not deemed necessary in this instance.

Concerns have been raised regarding the adequacy of on-site car parking provision and the potential for increased on-street parking along Amberley Drive. While it is acknowledged that some future residents or their visitors may choose to park on the surrounding highway, it is not considered that this would occur to such an extent that it would compromise pedestrian or highway safety. The surrounding road network is capable of accommodating a modest increase in on-street parking without resulting in obstruction or undue risk to highway users.

In light of the above and having regard to the scale of development and the nature of the surrounding highway network, the proposal is considered acceptable in terms of pedestrian and highway safety.

Ecology – An ecological survey was submitted to support the proposal. No locally, nationally or internationally designated sites are located within or adjacent to the site. Furthermore, no evidence of protected species was found on site, although woodland and scrub adjacent to the site provides potential refuge, foraging, commuting and nesting habitat. The survey reported the following:

- **Amphibians** – The site does not offer suitable breeding habitat for Great Crested Newts (GCN) within the red line boundary. However, the vegetation cover provided by the woodland, scrub, deadwood and brash provide suitable terrestrial habitat for GCN. Given the lack of breeding habitat located in the vicinity of the site, the site is unlikely to support GCN.
- **Badgers** – The site itself offers suitable dispersal and foraging opportunities for badgers. The site provides suitable habitat for badgers; however, connectivity to other suitable habitats across the wider landscape is limited. Beyond the woodland, the surrounding area is predominantly built-up, with three schools and a hospital in close proximity. These urban features create barriers to badger movement and reduce the likelihood of significant badger activity. No evidence of badger activity was located during the survey.
- **Bats** – No trees with potential to support roosting bats are proposed to be affected by the proposed development. No further survey work or mitigation is required. As the site may be used for foraging bats, any artificial lighting should avoid illuminating the retained woodland habitats.
- **Nesting Birds** – Vegetation removal has the potential to impact nesting birds. It is recommended any works to potential nesting habitats (trees and dense scrub) be undertaken outside the bird nesting season (which is generally March — August) unless a nesting bird survey is undertaken first.

Given the above, it is not considered that the proposal would have a detrimental impact upon any protected species. Notwithstanding this, in line with Government and local policies, opportunities for enhancement exist, such as planting within the new landscaping and the provision of bird and bat boxes. It is recommended that an appropriately worded condition is attached to any approval to ensure this is undertaken.

It is also recommended that any vegetation clearance is undertaken outside the bird nesting season and that a tree protection plan is drawn up. Both of these would be subject to planning conditions. In terms of any artificial light alongside the retained woodland adjacent to Mill Brook, an informative would be attached to any consent granted advising of best practice.

Concerns have been raised that the application site was previously fenced off and formed part of an informal nature reserve. Notwithstanding the fact it is documented as open space, there is no evidence to suggest that it have ever been fenced off and the public excluded from it. It is also worth noting that the site does not form part of a Site of Special Scientific Interest or Site of Biological Importance.

Biodiversity Net Gain (BNG) – The submitted BNG metric indicates that the proposed development would result in a net loss of biodiversity. To address this, the applicant has proposed a combination of on-site and off-site compensation measures. These include biodiversity enhancements on nearby land within their control, as well as the purchase of off-site biodiversity credits to offset any remaining deficit. Given that the Greater Manchester Ecology Unit (GMEU) has raised no objections to this approach, it is considered acceptable in this instance.

It should be noted that the provision of BNG reflects a statutory requirement under current legislation and that as such, it does not require formal discharge by the Local Planning Authority. Therefore, its delivery would not be subject to a planning condition.

Trees – A total of eight trees are located to the east of the site, comprising:

- 4 Category A trees
- 2 Category B trees
- 2 Category C trees

As part of the proposed development, one Category A Oak tree would require removal. While the loss of a high-quality specimen is regrettable, it is acknowledged that the scheme delivers significant public benefits in the form of much-needed social housing. On balance, the removal of the tree is considered acceptable in this instance.

To mitigate against this loss, the applicant is proposing to plant two replacement trees in an area of land they manage to the north of the site. The replacements would be *heavy standards*, with a girth of 12-14 cm and would be chosen from the following species - Field Maple *Acer campestre*, Rowan *Sorbus aucuparia* or Silver Birch *Betula pendula*

The proposed location is shown below:



The proposed location and species are considered acceptable and to ensure that these replacements are planted a planning condition is recommended.

Drainage – Given the scale of the site and its location within Flood Zone 1, there was no statutory requirement for the submission of a Flood Risk Assessment (FRA). Nevertheless, the applicant has provided both a Flood Risk Assessment and a comprehensive Drainage and Sustainable Urban Drainage Systems (SuDS) Strategy.

Consultation was undertaken with the Council's Flood Risk Management Team, the Environment Agency, and United Utilities. None of the consultees raised objections to the proposed development. However, both the Flood Risk Management Team and United Utilities have recommended the inclusion of drainage-related conditions should planning permission be granted. The Environment Agency has advised that an informative be attached to any approval, highlighting the need to safeguard groundwater from potential contamination.

Subject to the recommended conditions, it is noted that the proposed drainage scheme would be designed in accordance with current best practice. This includes provision for on-site water storage capable of accommodating a 1 in 30-year storm event, and flood water storage for a 1 in 100-year event plus an allowance for climate change. The proposed measures would ensure that buildings, essential infrastructure, and adjacent developments are not adversely affected.

In summary, residential development is considered appropriate within Flood Zone 1. There are no known records of historic flooding in the vicinity of the site. However, as the site falls within the Manchester and Trafford South Critical Drainage Area, detailed drainage proposals, as required by the requested conditions, would require approval in line with the recommendations of the Flood Risk Management Team and United Utilities.

Waste Management – The four bins required by the City Council would be stored at the side of each dwelling. Given this and the provision of a kitchen food caddy for each household, the overall provision is considered acceptable.

Crime Prevention – The proposal does not raise any crime prevention issues. A condition requiring the development to achieve *Secured by Design* accreditation is suggested in this instance.

Air Quality – During the construction phase of the development there is the potential for air quality impacts. However, assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities is predicted to be negligible. It is considered that the imposition of a Construction Management Condition would ensure that appropriate measures are implemented during the construction phase.

It is recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the site. However, given the proposal is only for eight dwellings, the overall significance of potential impacts is considered to be low.

As a result of the above and given the provision of a vehicle charging points, it is considered that the proposal would not have a detrimental impact upon the air quality levels experienced within the vicinity of the site.

Sustainability – The proposed development would incorporate a range of sustainable design principles aimed at reducing its environmental impact.

- **Energy Efficiency** – A fabric-first approach would be adopted to minimise energy consumption. The eight dwellinghouses would be highly insulated (walls, roof, and floor) and designed to maximise natural daylight. All units are expected to achieve an A-rating for thermal performance, which would contribute to lower energy bills and improved occupant comfort.
- **Water Management and Climate Resilience** – Surface water attenuation measures would be implemented where appropriate to manage runoff and reduce flood risk. Additionally, low-volume flush sanitary fittings would be installed in each dwellinghouse to reduce water consumption.
- **Sustainable Materials** – Where possible, sustainable materials are to be used. External finishes would include facing brick and concrete roof tiles, selected to harmonise with the surrounding context. All timber used in construction would be sourced from sustainable sources.

A condition is recommended to ensure that the above is incorporated into the development.

Construction Management – In order to mitigate the potential impacts of the construction process and safeguard existing levels of residential amenity, as well as pedestrian and highway safety, it is considered necessary in this instance to impose a planning condition requiring the submission and approval of a comprehensive Construction Management Plan.

Conclusion

The proposed development of eight two-storey dwellings adjacent to Amberley Drive is considered acceptable in principle, reflecting its location within a predominantly residential area and the precedent set by nearby redevelopment. The scheme meets or exceeds the Manchester Residential Quality Guidance space standards, ensuring a high standard of accommodation for future residents.

The loss of a small area of amenity greenspace is justified by the wider availability of open space in Wythenshawe and the limited recreational value of the site. The design, scale, and layout of the dwellings are appropriate to the surrounding context and would not result in any adverse impacts on visual or residential amenity. Adequate car parking and electric vehicle charging infrastructure would be provided and the development is not expected to compromise pedestrian or highway safety.

Ecological impacts have been assessed, with no evidence of protected species found on site. Subject to mitigation measures and ecological enhancements secured via condition and the statutory BNG process, the proposal would not result in significant harm to biodiversity. The removal of one tree is regrettable but acceptable in light of the public benefits of the scheme, with replacement planting secured via condition. The drainage strategy has been reviewed by statutory consultees and found to be acceptable, subject to conditions, ensuring the development would not increase flood risk.

Other Legislative Requirements

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

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

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

Recommendation - APPROVE

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

- a) Drawing 083091 -cur-12-zz-d-s-20001 plot 1 and 2 general arrangement, received on 3 December 2024
- b) Drawing 083091-cur-34-zz-d-s-20002 plot 3 and 4 general arrangement, received on 3 December 2024
- c) Drawing 083091-cur-56-fn-d-s-20003 plot 5 and 6 general arrangement, received on 3 December 2024
- d) Drawing 083091-cur-78-zz-d-s-20004 plot 7 and 8 general arrangement, received on 3 December 2024
- e) Drawing 18073-pja-00-xx-dr-a-1001-o site layout plan, received on 26 February 2025
- f) Drawing 18073-pja-a1-xx-dr-a-2100-d 2b/4p semi-detached - elevations, received on 3 December 2024
- g) Drawing 18073-pja-a1-xx-dr-a-3400-a 2b/4p semi-detached - ga sections, received on 3 December 2024
- h) Drawing 18073-pja-a1-zz-dr-a-1100-i 2b/4p semi-detached - floor plans, received on 3 December 2024
- i) Drawing 18073-pja-a3-xx-dr-a-2100-d 3b/5p semi-detached - elevations, received on 3 December 2024
- j) Drawing 18073-pja-a3-xx-dr-a-3400-a 3b/5p semi-detached - ga sections, received on 3 December 2024

- k) Drawing 18073-pja-a3-zz-dr-a-1100-h 3b/5p semi-detached - floor plans, received on 3 December 2024
- l) Design And Access Statement (revision a) , received on 24 March 2025
- m) Arboricultural Report and Survey (ACS consulting), received on 3 December 2024
- n) Biodiversity Net Gain Assessment and associated documents, received on 27 January 2025

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.

3) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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

4) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or 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 private residential purposes and to ensure the achievement of the public benefit identified pursuant to policies SP1, DM1, EN3 , H1, H6 and H11 of the Manchester Core Strategy and the guidance contained within National Planning Policy Framework including section 16.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

6) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 Policies EN08 and EN14 in the Manchester Core Strategy.

7) Prior to the commencement of above ground works, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

8) The car parking hereby approved shall be laid out, demarcated and made available prior to the occupation of the residential accommodation hereby approved.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

9) Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of an electric vehicle charging point(s) have been submitted to and approved by the City Council as Local Planning Authority. The approved charging point shall be provided prior to first occupation and retained thereafter.

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

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

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

11) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the Arboricultural Report received on 3 December 2024; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building 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.

12) Prior to the commencement of above ground works a hard and soft landscaping treatment scheme (including replacement tree planting and details of permeable surfaces to be used), shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the completion of construction works. 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.

13) Prior to the commencement of above ground works, detailed drawings of the boundary treatment, including the entrance gates and gate posts, shall be submitted to and approved in writing by the City Council as local planning authority. The approved boundary treatment scheme shall be implemented prior to the occupation of the development hereby approved and shall remain in-situ thereafter.

Reason - In the interests of residential amenity and pedestrian and highway safety, pursuant to policy DM1 in the Manchester Core Strategy.

14) Above grounds works shall not commence until details of on-site biodiversity enhancements (bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

15) 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.

16) Prior to any site clearance or construction works a Reasonable Avoidance Measures (RAM) method statement, in relation to amphibians, reptiles, badgers, hedgehog and other mammals, shall be submitted to and approved in writing by the City Council as local planning authority. The approved RAMS shall be implemented as part of the development and remain in place for the duration of the construction period.

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

17) Prior to the commencement of above ground works an Environmental Standards Statement, which addresses sustainability ratings and the provision of renewable energy within the development and which is based on the findings of Section 11 of the Design and Access Statement (received on 24 March 2025) and the SAP Specification - Design Stage document (received on 3 December 2024), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with those details.

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, 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, EN6 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

18) Prior to the commencement of development a Construction Management Plan/Construction Environmental Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- a) Details of Wheel Washing;
 - b) Dust suppression measures;
 - c) Compound locations where relevant;
 - d) Location, removal and recycling of waste;
 - e) Routing strategy and swept path analysis;
 - f) Parking of construction vehicles and staff;
 - g) Hours of working
 - h) Risk assessment of potentially damaging construction activities.
 - i) Identification of "biodiversity protection zones".
 - j) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - k) The location and timing of sensitive works to avoid harm to biodiversity features.
 - l) The times during construction when specialist ecologists need to be present on site to oversee works.
 - m) Responsible persons and lines of communication.
 - n) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - o) Use of protective fences, exclusion barriers and warning signs.
- The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

19) The development hereby approved shall be acoustically insulated prior to occupation, and thereafter maintained, in accordance with the recommendations of the approved Noise Impact Assessment (Braiden Acoustics), received on 3 December 2024.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

20) Prior to the commencement of above ground works a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

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 public health, pursuant to Policy DM1 in the Manchester Core Strategy.

21) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 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 prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

22) Prior to the occupation of the development hereby approved, a detailed scheme of highways works to the front of the site, in order to provide suitable arrangements for a footpath and dropped kerbs, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented and be in place prior to the occupation of the residential units hereby approved.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 141661/FO/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

Background Documents:

National Planning Policy Framework (December 2024)

Places for Everyone Plan Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039

Manchester Core Strategy Development Plan Document 2012 -2027

Manchester Unitary Development Plan – Extant Policies

Manchester Residential Quality Guidance 2016

The Manchester Green and Blue Infrastructure Strategy

Guide to Development in Manchester Supplementary Planning Document (2007)

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
Environment Agency

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
Environment Agency

Relevant Contact Officer :	David Lawless
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