MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143402/JO/2025
Date registered valid:	8 July 2025
Proposal:	Variation of Conditions 2 (specified plans), 5 (windows and doors PD), 7 (highway works), 8 (waste), 9 (parking spaces), 14 (EV charging), 15 (boundary treatment),19 (ES statement) attached to planning permission 141731/JO/2024 to allow alteration of position of block 01 (flipped on its centre axis left to right), alterations to boundary treatment including visibility splay to plot 3 and addition of timber fence to rear of block 03, small changes to ASHP positions, and the discharge of conditions 17 (cycle storage) and 18 (biodiversity) attached to planning reference 141731/JO/2024.
Address:	Land Between Simister Street, Jonas Street And, Princedom Street, Manchester,
Ward(s):	Harpurhey Ward
Applicant:	Mr Chris Fothergil, John Southworth
Agent (if any):	Mr Daniel Tomlinson, GWP Architecture
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 November 2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 5 August 2025

Standard consultations:
Printed: 9 October 2025 Expired: 30 October 2025

Neighbour notifications
Printed: 9 October 2025 Expired: 30 October 2025

Site notice
Posted: 5 August 2025 Expired: 27 August 2025

Press advert
Published: 29 July 2025 Expired: 12 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Land Between Simister Street, Jonas Street And Princedom Street within the north Manchester ward of Harpurhey. The site is split into two parcels of land. The northern parcel of land is rectangular in shape and is bounded by Sequoia Street to the north, Simister Street to the east, Princedom Street to the south and Jonas Street to the west. The southern part of the site is irregular in shape and is bounded by Princedom Street to the north, communal alleyways from Cicero Street to the east, the rear of properties/ gardens on Kingscliffe Street to the south and communal alleyways from Stanway Street to the west.

The site visit revealed works had significantly progressed on the site. The application form confirms works started on site on 01/01/2025. Prior to construction, both parcels of land were characterised by grassland which were bounded by low knee rails. Both had a flat topography. Both parcels of land were previously developed as terraced housing.

Description of area
Both parcels of land are surrounded by residential low rise accommodation.

The northern parcel of land benefits from natural surveillance in the form of Victorian terraced properties on Simister Street which look onto the application site, amenity spaces in connection with properties on Sequoia Street and the rear gardens of Jonas Street also look onto the land.

Whilst properties along Jonas Street and Sequoia Street appear to benefit from a Radburn style layout with the main entrances turned away from the street, properties along Simister Street are

characterised by Victorian style terraced properties with small courtyards to the rear of the properties. Despite the differences in layout and form, all surrounding properties around the northern parcel of land are characterised as being two storey and are brick built, with some elements of rendering.

The southern parcel of land is bound by existing gated alley schemes to the east and west. The rear of properties along Stanway Street look onto the west of the site- the properties are characterised by Victorian terraced, red brick two storey dwellinghouses with small courtyards which benefit from access onto the communal alleyway. Properties along Kingscliffe Street which look onto the rear of the southern parcel of land are characterised by two storey, terrace properties which appear larger in form and a motor garage business with several outbuildings also looks onto the site. Properties which look onto the southern parcel of land from the east are sited on Cicero Street. Again, the properties benefit from an existing gated alleyway scheme. The properties along Cicero Street are of a Victorian period, characterised by red brick, box bay windows and small courtyards to the rear.

The applicant site sits to the east of the Harpurhey District Centre.

Description of development

The current application seeks Variation of Conditions 2 (specified plans), 5 (windows and doors PD), 7 (highway works), 8 (waste), 9 (parking spaces), 14 (EV charging), 15 (boundary treatment),19 (ES statement) attached to planning permission 141731/JO/2024 to allow alteration of position of block 01 (flipped on its centre axis left to right), alterations to boundary treatment including visibility splay to plot 3 and addition of timber fence to rear of block 03, small changes to ASHP positions, and the discharge of conditions 17 (cycle storage) and 18 (biodiversity) attached to planning reference 141731/JO/2024.

The scheme of 141731/JO/2024 sought to vary the host consent for the land of 137764/FO/2023. The application of 141731/JO/2024 was approved on 22 May 2025.

The host permission sought consent for 22 x 2 storey houses (Class C3) with associated car parking, landscaping and boundary treatment on land to the North and South of Princedom Street.

The scheme of 141731/JO/2024 made changes in respect of Variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 7 (highway works), 8 (refuse), 9 (parking spaces), 14 (air quality), 15 (boundary treatment), 16 (landscaping), 19 (environmental standards) and removal of condition 20 (acoustic enclosures ASHPs) attached to planning permission referenced 137764/FO/2023 to allow design changes, including elevational alterations, footprint changes, relocation of bin stores, new access gates, highway revisions, changes to the energy provision and minor alterations to ASHP and EV locations, omission of acoustic enclosures and window and door canopies and landscaping variations.

The host permission (137764/FO/2023) received consent for 8no. 3B4P end terraced properties and 14 no. 3B4P mid terrace properties. The site would be split up into 4 blocks. Within the northern parcel of land block 1 would look onto Sequoia Street and block 2 would look onto Princedom Street. Within the southern parcel of land blocks 3 and 4 would sit next to one another and look onto Princedom Street. Block 1 and block 2 would have 6 units each (4 mid terraced properties and 2 end terraced properties each), whilst block 3 and block 4 would have 5 units each (3 mid terraced properties and 2 end terraced properties each). Each property would benefit from one off street parking space, a section of soft landscaping to the front of the property and a private rear amenity space.

Blocks 1 and 2 would benefit from an alleyway to the rear of the property where bins and cycle stores would be stored within private rear amenity spaces. Blocks 3 and 4 would have a different arrangement. For the 4no. end terraced properties, bins would be stored within the rear amenity space and brought forward on the day of collection. The mid terraced properties would store bins within the front amenity space. Boundary treatment would be installed throughout the site, incorporating the use of soft landscaping where possible. Plans show each property would benefit from an EV charging point and Air Source Heat Pump (ASHP) for each unit.

Proposed Amendments

The current application is the second variation to the host permission. Within this current application, the following amendments are sought:

Alteration of position of block 01 (flipped on its centre axis left to right):
Block 01 groundworks have resulted in this block being flipped on its centre axis (left to right). This has not resulted in any changes to entrance/ garden directions. The number of windows and doors remain the same as previously approved (see Figures 1 and 2 below).

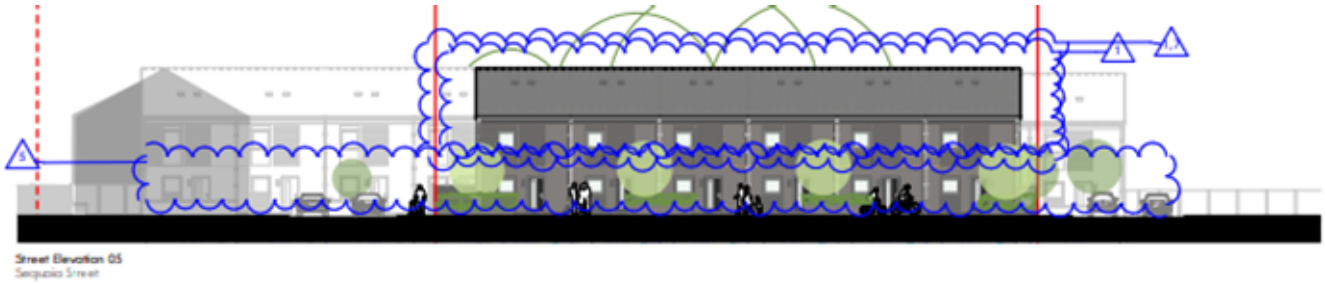


Figure 1, Block 01 Elevations as approved under 141731/JO/2024

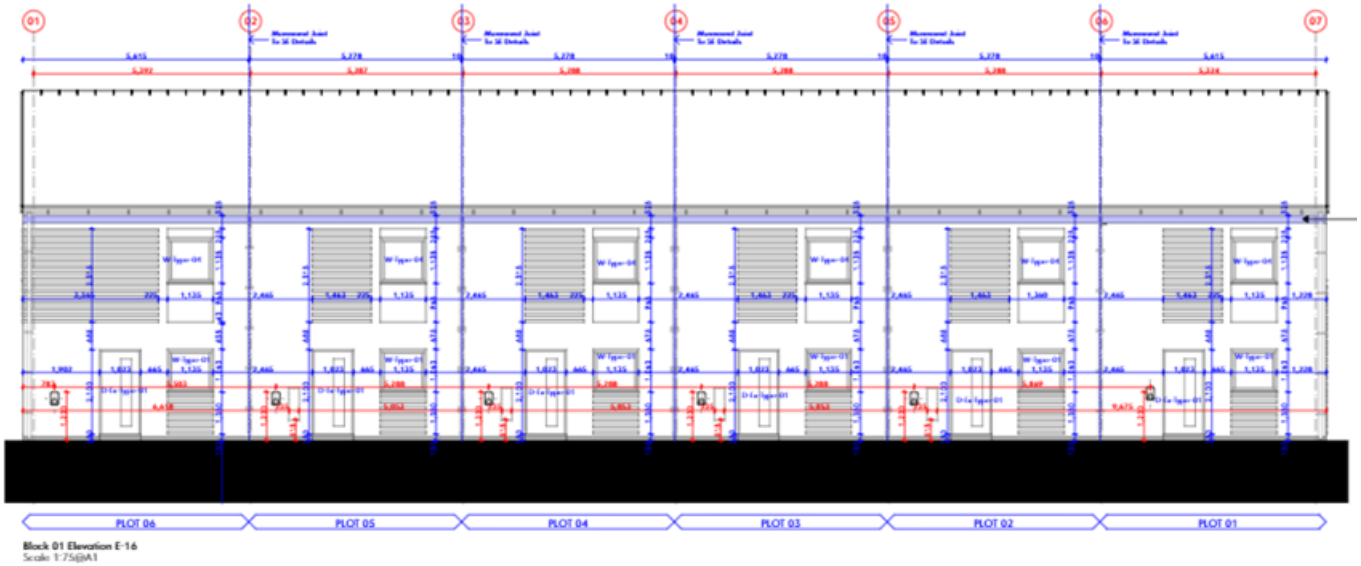


Figure 2, Block 01 Elevations as built on site

Alterations to boundary treatment including visibility splay to plot 3:
A visibility splay is added to the front boundary treatment for the plot 3. The developer has done this to help pedestrian visibility, as the boundary treatment at this point is a timber fencing with a height of 1.8 metres.

Addition of timber fence to rear of block 03:
A timber fence is proposed to the rear of block 03 to provide additional privacy and security to the rear of the block, through the introduction of a 1.8 metre height timber fence inside the currently ‘open’ metal railings (2.2 metre height) in this location.

Small changes to ASHP positions:
The position of ASHPs across the scheme would be amended. Instead of the ASHPs sitting against the rear elevation of the properties, the ASHPs would now sit against the common boundaries with the closest neighbouring property.

Discharge of conditions 17 (cycle storage) and 18 (biodiversity) attached to planning reference 141731/JO/2024:
Information has been supplied to attempt to discharge both condition 17 (cycle storage) and 18 (biodiversity).

Negotiations during the Course of the Application

During the course of the application, the agent requested further amendments to the scheme be captured within the current application. Additional conditions were identified as to be varied, and the description of development varied accordingly.

Further Planning History beyond those mentioned Previously within the Report

CDN/25/0004- Land Between Simister Street And Jonas Street Princedom Street- Discharge of Conditions 7 (Highways Works) and 12a (Acoustics) attached to planning permission 137764/FO/2023.
Split- Approved and Refused 27 February 2025.

141413/NMC/2024- Land Between Simister Street And Jonas Street Princedom Street- Non material amendment to planning permission referenced 137764/FO/2023 to allow removal of recessed gutter detail to facades and associated roof, amendments to elevational treatments, introduction of a service way leave / access 'strip', alterations to the building footprints and changes to the bin store locations and associated access.
Withdrawn 10 December 2024.

CDN/24/0943- Land Between Simister Street And Jonas Street Princedom Street- Discharge of Conditions 3 (Materials), 4 (Reveals), 6 (Construction Management Plan), 8 (Waste Management), 12a (Noise), 13a (Contamination), 16 (Landscaping) and 22 (Affordable Housing) attached to planning permission 137764/FO/2023.
Split- Approved and Refused 23 December 2024.

CDN/24/0939- Land Between Simister Street And Jonas Street Princedom Street- Discharge of Conditions 7 (Highways Works) and 11 (Drainage) attached to planning permission 137764/FO/2023.
Approved 23 December 2024.

CDN/24/0240- Land Between Simister Street And Jonas Street Princedom Street- Discharge of condition 10 (drainage scheme) attached to planning permission ref: 137764/FO/2023.
Approved 22 May 2024.

Host permission: 137764/FO/2023-Erection of 22 x 2 storey houses (Class C3) with associated car parking, landscaping and boundary treatment on land to the North and South of Princedom Street.
Approved 19 December 2023.

092558/FO/2010/N1- Land At Princedom Street, Jonas Street And Simister Street (Site 2)- Erection of 22 (total no.) two, three and four bedroom houses with associated car parking and landscaping. Approved 8 June 2010.
*Permission never implemented.

052080/FH/NORTH2/97- 2, Winford Street- Extension at rear of dwellinghouse to form a garage after demolition of existing garage. Approved 28 July 1997. 050684/FH/NORTH2/96-2, Winford Street- Extension at side of dwellinghouse to form a garage.
Refused 23 December 1996.

018138- 2 Wimford Street- Conversion of shop to a dwellinghouse including the erection of a domestic garage.
Approved 21 October 1982.

Consultations & Notification Responses
Local Residents

Two responses were received during the course of the application.

One comment received in response to the neighbour notification did not raise any specific concerns with the proposed amendments, but rather raised frustrations of the land being built on (formerly public land) and the frustration of the wider environment of Harpurhey. The other comment raised concern with parking for existing residents as a result of the proposal. The resident requests ‘resident only parking’ for properties along Princedom Street to the east of the applicant site (and close to block 02). The neighbour raised frustration that the construction works had given rise to parking and disturbance issues.

Environmental Health

Environmental Health reviewed the amendments and confirmed they had no comments to make.

Further comments dated 20 October 2025:
Environmental Health have no objection to the proposed amendments to the scheme.

Highway Services

Highway Services reviewed each condition and confirmed they had no objection to the variations proposed.

Further Highway comments dated 16 October 2025:
Highway Services reviewed each condition and confirmed they had no objection to the variations proposed.

Discharge of Condition:
In regard to Condition 17 (Cycle Storage) plans have been submitted demonstrating the proposed provision. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

Greater Manchester Ecology Unit

The following comments were received:

In terms of condition 18 the location of the bat and bird boxes are acceptable but no details have been provided on the makes and models to be used. There also does not appear any details of the species to be used in landscape planting and how this will “encourage habitats for native species” as required by the condition. GMEU are therefore unable to recommend that the condition be discharged at this time.

Further comments dated 29 October 2025:
The details of the bat and bird boxes submitted in relation to condition 18 are satisfactory.

Greater Manchester Police

A response was received from the team at GMP that the consultant assigned to the case would advise of comments in due course. No comments or contact from GMP was received after such date.

Issues
POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective
c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 5. Delivering a sufficient supply of homes
ii. Chapter 8. Promoting healthy and safe communities
iii. Chapter 9. Promoting sustainable transport
iv. Chapter 11. Making effective use of land
v. Chapter 12. Achieving well-designed places
vi. Chapter 14. Meeting the challenge of climate change, flooding and coastal change

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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.
Of relevance are:
Policy SP1 (Spatial Principles) (last bullet point of the policy removed following the adoption of the Places for Everyone Joint Development Plan).
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) (part of

policy replaced by PfE policy JP-S2).
Policy EN 8 (Adaptation to Climate Change) (part of policy replaced by PfE policies JP-S2, JPS4 and JP-G8).
Policy EN9 (Green Infrastructure)
Policy EN14 (Flood Risk) (part of policy replaced by PfE policy JP-S4).
Policy EN15 (Biodiversity and Geological Conservation) (part of policy replaced by PfE policy JP-G8).
Policy EN 16 (Air Quality) (part of policy replaced by PfE policy JP-S5).
Policy EN18 (Contaminated Land and Ground Stability)
Policy EN19 (Waste)
Policy H1 (Overall Housing Provision) (part of policy replaced by PfE policy JP-H1).
Policy H3 (North Manchester)
Policy H 8 (Affordable Housing) (part of policy replaced by PfE policy JP-H2).
Policy T1 (Sustainable Transport) (part of policy replaced by PfE policy JP-C1).
Policy T2 (Accessible Areas of Opportunity and Need)
Policy DM1 (Development Management).

Unitary Development Plan

Saved Policies Large elements of the UDP have been superseded by the Core Strategy.

The following saved policies are of relevance in the consideration of this application:
DC7.1 states the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following
a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and

c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission
DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.
The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and raise the quality of life across Manchester. 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.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. 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 full weight in the planning balance.

The policies of relevance are:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy
iii.JP- S5 – Flood risk and the water environment
iv.JP- H1 – Scale, distribution and phasing of new housing.
v. JP-C1- An integrated network
vi. JP- H2- Affordability of new housing
vii. JP- G9- A net enhancement of biodiversity and geodiversity
viii. JP- S6- Clean Air

ISSUES

The current application seeks consent for Variation of Conditions 2 (specified plans), 5 (windows and doors PD), 7 (highway works), 8 (waste), 9 (parking spaces), 14 (EV charging), 15 (boundary treatment),19 (ES statement) attached to planning permission 141731/JO/2024 to allow alteration of position of block 01 (flipped on its centre axis left to right), alterations to boundary treatment including visibility splay to plot 3 and addition of timber fence to rear of block 03, small changes to ASHP positions, and the discharge of conditions 17 (cycle storage) and 18 (biodiversity) attached to planning reference 141731/JO/2024.

The principle of development has already been approved under 137764/FO/2023 and so this assessment considers the proposed amendments to the scheme. Each amendment will be discussed in turn.

Alteration of position of block 01 (flipped on its centre axis left to right)
Block 01 groundworks have resulted in this block being flipped on its centre axis (left to right). This has not resulted in any changes to entrance/ garden directions. The number of windows and doors remain the same as previously approved (see Figures 1 and 2 previously within this report).

It is understood that this amendment is required as the homes were not built in accordance with the approved plans. This amendment impacts 6no. houses of block 01 that face and look onto Sequoia Street. As approved the windows were on the left hand side of the front elevation when facing the property. This has been built with the windows on the right hand side of the elevation. The number of windows and doors remain the same as previously approved, and the proposed built form would not come any closer to the existing properties on Sequoia Street than previously approved. As such, this amendment is not considered to give rise to any adverse privacy implications to the properties on Sequoia Street that would face onto block 01.

In respect of the proposed vernacular of the front elevation of block 01, the alignment and positioning of windows are still considered appropriate and would not give rise to an incongruous feature to the detriment of design and appearance.

In short, this variation is considered to be acceptable and in accordance with Core Strategy Policies DM1 and SP1 of the Core Strategy.

Alterations to boundary treatment including visibility splay to plot 3
A visibility splay is added to the front boundary treatment for plot 3. The developer has done this to help pedestrian visibility, as the boundary treatment at this point is a timber fence with a height of 1.8 metres.

Such amendment has not been requested by colleagues in Highway Services Development Control. However, colleagues in Highway Services reviewed such amendment and had no objections to raise. As such, the amendment is welcomed to increase visibility for the resident of plot 13 driving into and out of their driveway, and to increase pedestrian safety.

The overall proposed amendment is considered to be acceptable and in accordance with Core Strategy Policies DM1, SP1 and T1.

Addition of timber fence to rear of block 03
A timber fence is proposed to the rear of block 03 to provide additional privacy and security to the rear of the block, through the introduction of a 1.8 metre height timber fence inside the currently ‘open’ metal railings (2.2 metre height) in this location.

Such amendment is welcomed. Previously, the properties of block 03 relied on the existing metal railings of the alleyway to the rear of the site to secure the boundaries to the rear. It is acknowledged that metal railings would not offer a strong sense of privacy given they would be open in nature. The 1.8 metre height timber fence ensures the rear boundaries of the site are properly secured and no chance for those within the alleyway to view the gardens and rear of properties along block 03. The use of a timber fence is considered appropriate in materiality given the further use of timber fencing across the site. The height of 1.8 metres reflects the height of the fencing to the rear of block 04 and shows consistency in design.

Whilst colleagues in GMP did not come forwards with any comments during the course of the application, the amendment is considered to increase security of the site and so is considered pursuant to reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Small changes to ASHP positions
The position of ASHPs across the scheme would be amended. Instead of being sited against the rear elevation of the properties, the ASHPs would sit against the common boundaries with the closest neighbouring properties.

Environmental Health reviewed the updated ASHP plan during the re-notification period and no concerns were raised in respect of noise, or any impact to the details as contained within the acoustic condition attached to the previous approval granted.

The ASHPs would be sited slightly further from the nearest habitable window than previously approved and would rather sit closer to the common boundary with the adjoining property. As the model or dimensions of the ASHPs are not due to alter, it is not considered such amendment would impact the residents' ability to utilise and enjoy their private rear amenity space.

The development is therefore considered to be in accordance with Core Strategy Policies EN4, and Policy DC26 of the UDP.

Discharge of conditions 17 (cycle storage) and 18 (biodiversity) attached to planning reference 141731/JO/2024
New information has been supplied to attempt to discharge both condition 17 (cycle storage) and 18 (biodiversity).

In respect of cycle storage (condition 17), details of a timber shed with capacity for 2x bikes were provided for review. Within the site plan, space for such bike store was identified and would be contained within the private rear amenity space for every unit within the scheme. The proposed timber detail is considered acceptable in materiality and would be typical of a bike store in a residential setting.

It is noted that due to the terraced nature of properties within block 03 and block 04, and not having any access to the rear of the site due to the constraints of the existing alleyway, plots 14, 15, 16 and 19, 20 and 21 would need to take any cycles through the house to store them into the rear garden. Whilst this is not ideal, the bike store position to the rear ensures the front amenity spaces are not cluttered and bikes stored within the rear gardens are considered more secure than those within the front amenity space. On balance, it is considered an acceptable solution to the LPA.

Highway Services reviewed the submitted information and confirmed the information is sufficient to allow Highway Services to recommend the discharge of the condition.

The proposed provision thereby contributes to the provision of sustainable transportation options in accordance with Manchester Core Strategy policies T1, EN4 and EN8.

In respect of condition 18 (biodiversity), a document containing details of bat boxes and swift boxes across the site and details of where such equipment would be installed was provided during the course of the application. GMEU reviewed the information and the location of the bat and bird boxes are acceptable but no details have been provided on the makes and models to be used. There also does not appear any details of the species to be used in landscape planting and how this will "encourage habitats for native species" as required by the condition. However, it is noted the landscaping plan has already been agreed previously within the course of the application.

Albeit, the agent did provide a response on how the landscaping scheme and species would encourage habitats for native species. The proposed planting scheme includes a range of trees, shrubs and groundcover species that offer varying levels of biodiversity benefit for native wildlife. A detailed explanation of the species to be planted were provided. Collectively, the planting scheme will enhance the site by supporting pollinators, offering seasonal foraging opportunities for birds, and creating year round shelter and nesting habitat.

Following GMEU's response, the agent supplied a swift brick datasheet showing swift bricks to be inserted across the scheme and a bat ridge roost datasheet showing how a self-contained habitat would be installed at the ridge of a roof for any bats.

GMEU reviewed this information and confirmed the details were adequate to recommend the discharge of condition 18.

It is therefore considered that the development presents opportunities for bio-diversity enhancement, in accordance with Core Strategy Policy EN15.

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 polices 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
In this case, 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 planning application. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse
2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Drawing- Proposed- Buried Services Survey, numbered RBS - 20/2172/003, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Environmental Statement- Phase 1- Geo-Environmental Study, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Environmental Statement- Phase 2- Geo-Environmental Assessment Report, numbered PH/C4656/10673, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Arboricultural Implications Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Arboricultural Method Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Broadband Connectivity Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Transport or Travel Information- Transport Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Drawing- Proposed- Boundary Treatment Elevations, numbered 2192-AEW-XX-XXDRA-0509-S2-P1, stamped as received by the City Council as Local Planning Authority on 20 October 2023.
-Supporting Information- EV Specification, stamped as received by the City Council as Local Planning Authority on 23 October 2023.
-Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 23 October 2023.
-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Supporting Information- Monobloc Air Source Heat Pump Product Information, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Drawing- Proposed- House Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A-0550-S2-P05, stamped as received by the City Council as Local Planning Authority on 2 November 2023.

-Drawing- Proposed- South Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A 0551-S2-P04, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- Waste Management Strategy, EV Charging and ASHP, numbered 12192-AEW-XX-XX-DR-A-0507-S2-P04, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Supporting Information- Energy and Environmental Statement, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Drawing- Proposed- Site Layout- Boundary Treatments, numbered 112192-AEWXXXX-DR-A 0504-S2-P09, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Site Layout- Presentation, numbered 12192-AEW-XX-XX-DRA0502-S2-P11, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Ground Floor Site Plan, numbered 12192-AEW-XX-XX-DRA0505-S2-P05, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Street Elevations, numbered 12192-AEW-XX-XX-DR-A-0506-S2-P06, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

As varied through 141731/JO/2024 by:
-Supporting Information- ASHP Specification (Vaillant), stamped as received by the City Council as Local Planning Authority on 14 February 2025.
-Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-DA-(00)-0004, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Site Plan- Proposed, numbered (515)2421-GWP-01-00-D-A-(00)-0003, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- Contextual Street Elevations, numbered (515)2421-GWP-00-00-D-A-(00)-0010, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Supporting information- External Building Finishes- REV A, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-Noise Information- MVHR Changes Email Confirmation, stamped and received by the City Council as Local Planning Authority on 9 April 2025.
-Drawing- Site Plan- Proposed- Ground Floor Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 REV C04, stamped and received by the City Council as Local Planning Authority on 15 April 2025.
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 REV C03, stamped and received by the City Council as Local Planning Authority on 16 April 2025.
-Landscaping Plan, numbered 7568.01 REV D, stamped and received by the City Council as Local Planning Authority on 1 May 2025.

As varied through 143402/JO/2025 by:
-Drawing- Proposed- Site Sections, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0015 C02, received by the City Council as Local Planning Authority on 8 July 2025.
-Supporting Information- Princedom Street- Bat & Swift Box Recommendations, received by the City Council as Local Planning Authority on 8 July 2025.
-Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004 C06, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026 C05, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0027 C03, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Bike Storage, numbered (515)2421-GWP-00-00-D-A-(00)-0040 C01, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Block 01 Setting Out Elevations, numbered (515)2421-GWP-ZZ-ZZ-D-A-(20)-0009 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Block 02 Setting Out Elevations, numbered (515)2421-GWP-ZZ-ZZ-D-A-(20)-0011 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Block 03 & 04 Setting Out Elevations, numbered (515)2421-GWP-ZZ-ZZ-D-A-(20)-0021 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Site Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 C06, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 C05, received by the City Council as Local Planning Authority on 20 August 2025.
-Supporting Information- Swift Brick Datasheet, numbered MBP 8392 REV 01, received by the City Council as Local Planning Authority on 20 August 2025.
-Supporting Information- Bat Ecologist Guide, numbered MBP_GU_1356_01, received by the City Council as Local Planning Authority on 20 August 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P07, received by the City Council as Local Planning Authority on 16 September 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P07, received by the City Council as Local Planning Authority on 16 September 2025.
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 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 for the City of Manchester.

3) The development hereby approved shall only be done in accordance with the following materials details, agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- External Finishes, numbered REV C, stamped and received by the City Council as Local Planning Authority on 16 December 2024.
-Drawing- Proposed- Brick Detail Panel 3b4p 1 of 2, numbered (515)2421-GWP-ZZZZD-A-(20)-0035 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

-Drawing- Proposed- Brick Detail Panel 3b4p 2 of 2, numbered (515)2421-GWP-ZZZZD-A-(20)-0036 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

As varied through 141731/JO/2024 by:
-Supporting information- External Building Finishes- REV A, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) The development hereby approved shall only be done in accordance with the following window reveal details, agreed as part of condition discharge application referenced CDN/24/0943:
-Drawing- Proposed- Typical Window Cill and Head Detail, numbered (515)2421-GWP01-XX-D-A-(100)-0019 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:
-Drawing- Proposed- House Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A0550-S2-P05, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- South Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A0551-S2-P04, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- Ground Floor Site Plan, numbered 12192-AEW-XX-XX-DRA0505-S2-P05, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

As varied through 141731/JO/2024 by:
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Site Plan- Proposed- Ground Floor Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 REV C04, stamped and received by the City Council as Local Planning Authority on 15 April 2025.

As varied through 143402/JO/2025 by:
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026 C05, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0027 C03, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Site Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 C06, received by the City Council as Local Planning Authority on 18 August 2025.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall only be done in accordance with the following construction management plan details, agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- Construction Management Plan, issue no.2, stamped and received by the City Council as Local Planning Authority on 7 October 2024.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

7) The development hereby approved shall only be done in accordance with the following highways works details, agreed as part of condition discharge application referenced CDN/24/0939:
-Surface Finishes Plan, numbered PV22309-APP-94-XX-DR-C-2100 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-S278 Construction Details, numbered PV2309-APP-94-XX-DR-C-2021 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.

As varied through 141731/JO/2024 by:
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.

As varied through 143402/JO/2025 by:
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P07, received by the City Council as Local Planning Authority on 16 September 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P07, received by the City Council as Local Planning Authority on 16 September 2025.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

8) a) The development hereby approved shall only be done in accordance with the following refuse details:
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

As varied through 143402/JO/2025 by:
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 2025.

b) 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 amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) Before the occupation of the development, car parking areas shown on ‘Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004 C06’, received by the City Council as Local Planning Authority on 18 August 2025, shall be surfaced and made available for use.

The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) The development hereby approved shall only be done in accordance with the following drainage details, as agreed as part of condition discharge application referenced CDN/24/0240:
-Drainage Statement, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Impermeable Area Plan, numbered PV22309-APP-92-XX-DR-C-7100, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Private Drainage Details- Attenuation Tank Sections, numbered PV2309-APP-92-XXDR-C-3402, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Correspondence- UU Pre Development Response, stamped and received by the City Council as Local Planning Authority on 25 April 2024.
-Drainage Strategy, numbered PV2309-APP-92-XX-DR-C-2001 P02, stamped and received by the City Council as Local Planning Authority on 25 April 2024.

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.

11) The development hereby approved shall only be done in accordance with the following drainage (implementation, maintenance and management details), as agreed as part of condition discharge application referenced CDN/24/0939:
-Drainage Strategy, numbered PV2309-APP-92-XX-DR-C-2001-S1 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-Private Drainage Details, numbered PV2309-APP-92-XX-DR-C-3401-S1 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-Drainage Statement, numbered PV2309-APP-92-XX-RP-C-1001, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-SuDS Maintenance Report, numbered PV2309-APP-92-XX-RP-C-1002 REV P01 dated 27 October 2024, stamped and received by the City Council as Local Planning Authority on 2 December 2024.

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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) a) The development hereby approved shall only be done in accordance with the following acoustic details, as agreed as part of condition discharge application referenced CDN/25/0004:
-Noise Assessment (DMG-240924 dated 26 September 2024), stamped and received by the City Council as Local Planning Authority on 3 January 2025.
-Supporting Information- Response to EH Comments, stamped and received by the City Council as Local Planning Authority on 3 January 2025.
-Addendum to Main Acoustic Report, stamped and received by the City Council as Local Planning Authority on 3 January 2025.

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

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

13) a) The development hereby approved shall only be done in accordance with the following contaminated land details, as agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- Remedial Strategy Report (4048-01, REV A- Report and Appendices 1-4), stamped and received by the City Council as Local Planning Authority on 16 December 2024.

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 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 EN18 of the Core Strategy for Manchester.

14) a) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005', stamped as received by the City Council as Local Planning Authority on 19 March 2025, and 'Supporting Information- EV Specification', stamped as received by the City Council as Local Planning Authority on 23 October 2023, in relation to a scheme for electric vehicle charging.

As varied through 143402/JO/2025 by:
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 2025.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

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

15) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans:
-Drawing- Proposed- Site Layout Boundary Treatments, numbered 112192-AEW-XXXX-DR-A 0504-S2-P09, stamped as received by the City Council as Local Planning Authority on 11 December 2023,
-Drawing- Proposed- Boundary Treatment Elevations, numbered 2192-AEW-XX-XXDRA-0509-S2-P1, stamped as received by the City Council as Local Planning Authority on 20 October 2023.

As varied through 141731/JO/2024 by:
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 REV C03, stamped and received by the City Council as Local Planning Authority on 16 April 2025.

As varied through 143402/JO/2025 by:
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 C05, received by the City Council as Local Planning Authority on 20 August 2025.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in

the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

16) The development shall be implemented in accordance with the approved 'Landscaping Plan, numbered 7568.01 REV D', stamped and received by the City Council as Local Planning Authority on 1 May 2025 and 'Supporting information- External Building Finishes- REV A', stamped as received by the City Council as Local Planning Authority on 19 March 2025, in relation to a hard and soft landscaping scheme.

The approved scheme 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.

17) The development shall be implemented in accordance with the approved ‘Drawing- Proposed- Bike Storage, numbered (515)2421-GWP-00-00-D-A-(00)-0040 C01’, received by the City Council as Local Planning Authority on 18 August 2025 and ‘Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004 C06’, received by the City Council as Local Planning Authority on 18 August 2025, in relation to secured cycle storage.

The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) The development shall be implemented in accordance with the approved ‘Supporting Information- Princedom Street- Bat & Swift Box Recommendations’, received by the City Council as Local Planning Authority on 8 July 2025, ‘Supporting Information- Swift Brick Datasheet, numbered MBP 8392 REV 01’, received by the City Council as Local Planning Authority on 20 August 2025 and ‘Supporting Information- Bat Ecologist Guide, numbered MBP_GU_1356_01’, received by the City Council as Local Planning Authority on 20 August 2025, in relation to a scheme to encourage biodiversity within the application site.

The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised properties and shall be maintained in situ thereafter.

Reason - In the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

19) The development hereby approved shall be carried out in accordance with:

-Supporting Information- Monobloc Air Source Heat Pump Product Information, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Drawing- Proposed- Waste Management Strategy, EV Charging and ASHP, numbered 12192-AEW-XX-XX-DR-A-0507-S2-P04, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Supporting Information Energy and Environmental Statement, stamped as received by the City Council as Local Planning Authority on 10 November 2023.

As varied through 141731/JO/2024 by:
-Supporting Information- ASHP Specification (Vaillant), stamped as received by the City Council as Local Planning Authority on 14 February 2025.
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

As varied through 143402/JO/2025 by:
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 2025.

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

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

21) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Crime Impact Statement', stamped as received by the City Council as Local Planning Authority on 4 August 2023. The development shall only be carried out in accordance with these approved details at all times thereafter.

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 Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) The development hereby approved shall only be done in accordance with the following affordable housing details, as agreed as part of condition discharge application referenced CDN/24/0943:
-Affordable Housing Statement, stamped and received by the City Council as Local Planning Authority on 7 October 2024.

iv. The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H3 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

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

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

24) 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 part of the residential units 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 2015, 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) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

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

Informatives

1)It is also recommended that the applicant liaises with MCCs Street Lighting Team regarding the potential requirement to relocate an existing street lighting column on Princedom Street.

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

3) MCC records highlights an underground culverted ordinary watercourse (Moss Brook Brook) is located within close proximity to the site (approximately 40m south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

4) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Greater Manchester Ecology Unit
Greater Manchester Police
Greater Manchester Police
Environmental Health
Greater Manchester Ecology Unit
Highway Services

13 Kingscliffe Street, Manchester, M9 4WJ
21 Augustine Webster Close, Manchester, M9 4DG
15 Augustine Webster Close, Manchester, M9 4DG
25 Kingscliffe Street, Manchester, M9 4WJ
11 Stanway Street, Manchester, M9 4JQ
17 Stanway Street, Manchester, M9 4JQ
14 Stanway Street, Manchester, M9 4JQ
16 Stanway Street, Manchester, M9 4JQ
3 Saltburn Walk, Manchester, M9 4HQ
5 Burntwood Walk, Manchester, M9 4HP
9 Darlton Walk, Manchester, M9 4JS
15 Darlton Walk, Manchester, M9 4JS
21 Darlton Walk, Manchester, M9 4JS
11 Cicero Street, Manchester, M9 4GX
16 Simister Street, Manchester, M9 4JL
12 Simister Street, Manchester, M9 4JL
41 Princedom Street, Manchester, M9 4GQ
4 Brownson Walk, Manchester, M9 4HT
2 Brownson Walk, Manchester, M9 4HT
9 Augustine Webster Close, Manchester, M9 4DG
1 Augustine Webster Close, Manchester, M9 4DG
9 Stanway Street, Manchester, M9 4JQ
6 Hillier Street North, Manchester, M9 4HW
8 Hillier Street North, Manchester, M9 4HW
18 Naunton Walk, Manchester, M9 4JR
11 Darlton Walk, Manchester, M9 4JS
13 Cicero Street, Manchester, M9 4GX
5 Stanway Street, Manchester, M9 4JQ
31 Stanway Street, Manchester, M9 4JQ
12 Hillier Street North, Manchester, M9 4HW
16 Hillier Street North, Manchester, M9 4HW
13 Darlton Walk, Manchester, M9 4JS
2 Simister Street, Manchester, M9 4JL
37 Princedom Street, Manchester, M9 4GQ
35 Princedom Street, Manchester, M9 4GQ
47 Princedom Street, Manchester, M9 4GQ
6 Brownson Walk, Manchester, M9 4HT
17 Kingscliffe Street, Manchester, M9 4WJ
23 Augustine Webster Close, Manchester, M9 4DG
13 Augustine Webster Close, Manchester, M9 4DG
1 Cicero Street, Manchester, M9 4GX
Flat 2, 19 Kingscliffe Street, Manchester, M9 4WJ
21 Stanway Street, Manchester, M9 4JQ

25 Stanway Street, Manchester, M9 4JQ
27 Stanway Street, Manchester, M9 4JQ
10 Stanway Street, Manchester, M9 4JQ
18 Stanway Street, Manchester, M9 4JQ
7 Burntwood Walk, Manchester, M9 4HP
8 Naunton Walk, Manchester, M9 4JR
4 Hillier Street North, Manchester, M9 4HW
2 Hillier Street North, Manchester, M9 4HW
3 Darlton Walk, Manchester, M9 4JS
7 Darlton Walk, Manchester, M9 4JS
18 Hillier Street North, Manchester, M9 4HW
24 Hillier Street North, Manchester, M9 4HW
17B Cicero Street, Manchester, M9 4GX
18 Simister Street, Manchester, M9 4JL
14 Simister Street, Manchester, M9 4JL
8 Simister Street, Manchester, M9 4JL
45 Princedom Street, Manchester, M9 4GQ
10 Brownson Walk, Manchester, M9 4HT
9 Kingscliffe Street, Manchester, M9 4WJ
11 Augustine Webster Close, Manchester, M9 4DG
3 Augustine Webster Close, Manchester, M9 4DG
23 Kingscliffe Street, Manchester, M9 4WJ
5 Cicero Street, Manchester, M9 4GX
15 Stanway Street, Manchester, M9 4JQ
23 Stanway Street, Manchester, M9 4JQ
29 Stanway Street, Manchester, M9 4JQ
1 Burntwood Walk, Manchester, M9 4HP
3 Burntwood Walk, Manchester, M9 4HP
4 Naunton Walk, Manchester, M9 4JR
16 Naunton Walk, Manchester, M9 4JR
14 Naunton Walk, Manchester, M9 4JR
6 Simister Street, Manchester, M9 4JL
4 Simister Street, Manchester, M9 4JL
43 Princedom Street, Manchester, M9 4GQ
8 Brownson Walk, Manchester, M9 4HT
11 Kingscliffe Street, Manchester, M9 4WJ
7 Augustine Webster Close, Manchester, M9 4DG
21 Kingscliffe Street, Manchester, M9 4WJ
7 Stanway Street, Manchester, M9 4JQ
12 Stanway Street, Manchester, M9 4JQ
5 Saltburn Walk, Manchester, M9 4HQ
1 Stanway Street, Manchester, M9 4JQ
6 Naunton Walk, Manchester, M9 4JR
5 Darlton Walk, Manchester, M9 4JS
17 Darlton Walk, Manchester, M9 4JS
23 Darlton Walk, Manchester, M9 4JS
19 Darlton Walk, Manchester, M9 4JS
22 Hillier Street North, Manchester, M9 4HW
9 Cicero Street, Manchester, M9 4GX
7 Cicero Street, Manchester, M9 4GX
17 Augustine Webster Close, Manchester, M9 4DG
5 Augustine Webster Close, Manchester, M9 4DG
3 Cicero Street, Manchester, M9 4GX
3 Stanway Street, Manchester, M9 4JQ

13 Stanway Street, Manchester, M9 4JQ
2 Stanway Street, Manchester, M9 4JQ
6 Stanway Street, Manchester, M9 4JQ
12 Naunton Walk, Manchester, M9 4JR
10 Naunton Walk, Manchester, M9 4JR
10 Hillier Street North, Manchester, M9 4HW
14 Hillier Street North, Manchester, M9 4HW
25 Darlton Walk, Manchester, M9 4JS
17A Cicero Street, Manchester, M9 4GX
15 Cicero Street, Manchester, M9 4GX
39 Princedom Street, Manchester, M9 4GQ
22 Simister Street, Manchester, M9 4JL
15 Kingscliffe Street, Manchester, M9 4WJ
7 Kingscliffe Street, Manchester, M9 4WJ
19 Augustine Webster Close, Manchester, M9 4DG
Flat 1, 19 Kingscliffe Street, Manchester, M9 4WJ
19 Stanway Street, Manchester, M9 4JQ
4 Stanway Street, Manchester, M9 4JQ
8 Stanway Street, Manchester, M9 4JQ
20 Stanway Street, Manchester, M9 4JQ
1 Saltburn Walk, Manchester, M9 4HQ
2 Naunton Walk, Manchester, M9 4JR
20 Hillier Street North, Manchester, M9 4HW
20 Simister Street, Manchester, M9 4JL
10 Simister Street, Manchester, M9 4JL
1 Darlton Walk, Manchester, M9 4JS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA