

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Dave Irlam
Wythenshawe Community Housing Group
8 Poundswick Lane
Manchester
M22 9TA

Agent (if used)

Mr Stephen Hepworth
Michael Dyson Associates Ltd.
West House
Meltham Road
Honley
Holmfirth
HD9 6LB

Part 1 – Particulars of the application/development

Proposal: Installation of external wall insulation and associated elevational alterations with installation of solar PV installation and reroofing to Flats at Bracken Drive.

Location: Flats At Foscarn Drive, Bracken Drive, Glazebury Drive & Wendon Drive, Manchester,

Date of application: 11 September 2025

Application number: 143950/FO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

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:

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|----|---|-------------|-----------------------|
| a. | Drawing - Location Plan
THE LOCATION PLAN | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-900 |
| b. | Drawing - Site Plan
SITE/BLOCK PLAN | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-901 |
| c. | Drawing - Proposed
FOSCARN DRIVE FLOOR PLANS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-111 |
| d. | Drawing - Proposed
BRACKEN DRIVE FLOOR PLANS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-112 |
| e. | Drawing - Proposed
GLAZEBURY DRIVE FLOOR PLANS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-113 |
| f. | Drawing - Proposed
WENDON ROAD FLOOR PLANS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-114 |
| g. | Drawing - Proposed
FOSCARN DRIVE ELEVATIONS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-211 |
| h. | Drawing - Proposed
BRACKEN DRIVE ELEVATIONS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-212 |
| i. | Drawing - Proposed
GLAZEBURY DRIVE ELEVATIONS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-213 |
| j. | Drawing - Proposed
WENDON ROAD ELEVATIONS | 11 Sep 2025 | 9201-MDA-Z-XX-D-A-214 |

- | | | | |
|----|---|-------------|------------|
| k. | Design & Access Statement
ACCESS STATEMENT | 11 Sep 2025 | DESIGN AND |
|----|---|-------------|------------|

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3) The materials used in any exterior work are to be those as listed on the approved plans. For the avoidance of doubt these are:

- a. Permarock Brick Effect Render Finish EWI
- b. Permarock Silicone Textured Render Finish EWI
- c. Permarock EPS 200
- d. Marley (or similar) roof tile

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Prior to installation of the solar PV, a Bird Hazard Management Plan (BHMP) for the development is required to be submitted to and approved in writing by the Local Planning Authority in consultation with Manchester Airport. Thereafter the scheme shall be implemented in accordance with the approved details. The BHMP should include robust measures to prevent species of birds that are hazardous to aircraft gaining access to the space between the roof and the PV array panels, with regular maintenance inspections. Ideally the panels should be installed flush to the existing roof or with bird proofing around the perimeter.

Reason: Flight safety - Birdstrike avoidance: to prevent the creation of a habitat for birds hazardous to aviation (N.B. This is also in the interests of the site to avoid the issues with large numbers of birds being attracted to the array). Pursuant to DM 2 of the Manchester Core Strategy.

5) Prior to installation of the solar PV, the submission of an Aviation Perspective Glint and Glare Assessment of the proposed solar installations is to be submitted to the LPA

in consultation with the aerodrome safeguarding authority for Manchester Airport (MAN); demonstrating no harmful impact to operations at MAN. The Glint and Glare Assessment is to assess at least the following aviation receptors:

- a. Runway approach paths starting at 10NM from the runway threshold at 3000ft at a 3-degree glide slope down to 15m above the runway threshold in a straight line. With a receptor located at least at every 1NM interval
- b. 2 Mile Runway approach paths - expected luminance is not to exceed 20,000cd/m²
- c. ATC Tower visual cab - we require predictions of no glint and glare towards ATC
- d. Visual flight rule routes as defined within the UK Aeronautical Information Package

Reason: To ensure no detrimental impact to aviation operations at MAN caused by glint or glare to critical aviation receptors. Pursuant to DM 2 of the Manchester Core Strategy.

6) Prior to commencement, a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the operational Metrolink and associated Hazard Zones and shall be adhered to throughout the construction period. The CMP shall provide for:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials used in constructing the development;
- c. construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- d. measures to control the emission of dust and dirt during construction.

Reason: To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. Further details can be found via the Metrolink Website <https://tfgm.com/public-transport/tram/working-safely> .Pursuant to DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

The development lies within the flight restricted zone established for Manchester Airport. The applicant's attention is drawn to the procedures for drone notifications, please see: <https://www.manchesterairport.co.uk/aviation-professionals/drones/>

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

Date: 6 November 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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