

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

Part 1 – Particulars of the application/development

Proposal:

Variation of Conditions 2, 7, 9, 12, 21, 22, 30 and 32 attached to Planning Permission 136721/FO/2023 to revise the drawing numbers to allow PV panels to be installed to Blocks 2-9, changes to the levels to the rear gardens of Blocks 3-9 to allow for the removal of the steps, changes in boundary treatments to respond to existing levels and include facing materials to retaining walls on landscaping plans, lowering of Block 2 eaves to be in line with Block 1, removing external air source heat pumps between houses to provide easier access, changing dormer windows, changing materials to corner dormers to Blocks 3 & 9, increasing cill height of first floor front elevation windows to Blocks 3-9 to accommodate timber frame to parapet roofs below, increase in path width to Block 1, reduce size of trees to the front of houses and apartments, reducing sizes of trees to the rear of the retaining wall to reduce impact of roots on retaining wall and removal of boundary walls to the fronts of houses.

Location:

Site Of Former Day Nursery Longhurst Road Manchester M9 8NS

Application reference:

145420/JO/2026

Applicant:

Ms Andrea Peak Terra Nova Development Limited

Date of application:

13 March 2026

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about the loss of the wall and railing boundary treatment to Longhurst Road, this matter has been satisfactorily resolved and the appropriate conditions have been attached.

Condition(s) attached to this decision

- 1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan ref: 20 -043 -BSA- 1000 rev. C

Topographical Survey plan ref: 20 -043 -BSA- 1001 rev. A

Proposed Site Plan - Ground Floor plan ref: 20 -043 -BSA- 1002 rev. L

Proposed Site Plan – First Floor plan ref: 20 -043 -BSA- 1003 rev. K

Proposed boundary treatment ref: 20 -043 -BSA- 1004 rev. E

Proposed site plan -Waste Management Strategy plan ref: 20 -043 -BSA- 1005 rev. E

Proposed roof plan ref: : 20 -043 -BSA- 1006 rev. B

North Elevations plan ref: 20 -043 -BSA- 1010 rev. E

Proposed sections Blocks 1,2, 7 plan ref: 20 -043 -BSA- 1014 rev. C

Proposed sections Block 4 plan ref: 20 -043 -BSA- 1015 rev. H

3D Massing Model Images plan ref: 20 -043 -BSA- 1016 rev. G

Apartment plans – 1b2p-Type A plan ref: 20 -043 -BSA- 1020 rev. G

Apartment plans – 1b2p-Type B plan ref: 20 -043 -BSA- 1021 rev. F

Town Houses – 3p5p- Type -C plan ref: 20 -043 -BSA- 1022 rev. H

Town Houses – 3p5p- Type -D plan ref: 20 -043 -BSA- 1023 rev. H

Design and Access Statement rev.B 24.04.2023

Affordable Housing Statement

Air Quality Assessment dated 3rd February 2023 report ref: 102931

Crime Impact Statement Version A 16.03.2023 ref: 2016/0910/CIS/03

Energy & Environmental Standards Statement

Planning Statement rev. A 24.04.2023

Transportation Planning - Technical Note by SCP (notwithstanding plan Appendix B layout plan which has been superseded)

Utility Study Level 2 rev.1 Noise Assessment by Acoustic & Engineering Consultants dated 13th March 2012 document ref: P4687/R01/RDC

Arboricultural Implications Assessment dated 14th February 2023 document ref: TRE/LR
Arboricultural Method Statement dated 14th February 2023 document ref: TRE/LR

Preliminary Ecological Appraisal dated December 2022 rev.02

Flood Risk Assessment / Engineering Appraisal dated January 2023 rev.A

Outline Drainage Plan ref: 106240-PEL-HDG-01-DR-D-0002 rev.P01

Waste management proforma

Landscape General Arrangements plan ref: 380 01 rev.A

Phase 1 Preliminary Risk Assessment Curtins Ref: 077873-CUR-00-XX-RP-GE-005
Revision: V01 Issue Date: 27 April 2021

received 28th April 2023

Ecological Appraisal dated June 2023 received 21.06.2023

Flood Risk Assessment / Engineering Appraisal rev.B 05.07.2023 received 12th July 2023

Email from planning agent dated 11th July 2023, in respect of confirmation of obscure glazing to all windows to the East elevation of Block 1; the installation of pedestrian gates and the depth of window reveals.

AS AMENDED BY :

Proposed Site Plan – First Floor plan ref: 20 -043 -BSA- 1061 rev. A

External Works General Arrangement Plan ref: 10620-PEL-HEW-01-DR-D-0001
rev.C10

Proposed roof site plan ref : 20 -043 -BSA- 1064 rev. A

North Elevations plan ref: 20 -043 -BSA- 1070

Proposed sections Blocks 1,2, 9 plan ref: 20 -043 -BSA- 1071

Proposed sections Block 4 plan ref: 20 -043 -BSA- 1072

List of External materials rev.A

Proposed site plan -Waste Management Strategy plan ref: 20 -043 -BSA- 1063 rev. A

Received 13th March 2026

Apartment 1b2p – Block 1 plan ref: 20 -043 -BSA- 1040 rev.A

Apartment 1b2p – Block 2 plan ref: 20 -043 -BSA- 1045 rev.A

Town Houses – 3p5p- Block 3 plan ref: 20 -043 -BSA- 1050 rev.B (notwithstanding materials to dormer windows)

Town Houses – 3p5p- Blocks 4-8 plan ref: 20 -043 -BSA- 1051 rev.B (notwithstanding materials to dormer windows)

Town Houses – 3p5p- Block 9 plan ref: 20 -043 -BSA- 1052 rev. rev.B (notwithstanding materials to dormer windows)

Agent email dated 23.03.2026 related to the colouration of rainwater goods

Received 26th March 2026

Proposed Site Plan – Ground Floor plan ref: 20-043-BSA-1060 rev.B

Received on 9th April 2026

Landscape General Arrangements plan ref: 380-01 rev.M

Detailed Planting Proposals plan ref: 380-02 rev.K

Received 22nd May 2026

Agent email re: clarification in regard to the rear patio arrangement to the rear of Block 2 and the extent of removal of steps within the curtilages of Block nos. 3 to 9 dated 1st July 2026.

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 (2012).

- 2) The development shall be implemented in accordance with the measures in the Construction and Environment Management Plan rev.2 dated November 2023 and documentation referenced below:

-Transportation Planning - Technical Note by SCP (notwithstanding plan Appendix B layout plan which has been superseded)

-Design and Access Statement - Rev C;

-UCML Level 2 Utility Study - Longhurst Road

-Noise Assessment 13th March 2023 ref; P4687/R01/RDC

received 22nd November 2023;

and Highways Dilapidation Survey dated 08.01.2024 received 15th January 2024 for the duration of the construction period.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012). (ref: CDN/23/0739)

- 3) a) The development shall be implemented in accordance with Oakleigh Red Blend brick with detailing in Ibstock Staffordshire Slate Blue Smooth Brick, together with Grey Edgemere Interlocking concrete tiles, and window frames, doors, railings and dormer GRP coloured dark grey RAL 7016 (ref: CDN/23/0739).

The rainwater goods shall be black in colouration in accordance with email from the planning agent dated 26th March 2026

b) Samples and specifications of the material to be used on the corner dormer windows of the development shall be submitted to and approved in writing by the City Council as local planning authority, prior to the installation of the corner dormer windows. The development shall be carried out in accordance with the agreed 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 4) The development shall be implemented in accordance with the highway works on the following plans:

-External Works Arrangement General Arrangement Plan ref: 106240-PEL-HEW-01-DR-D-0001-P01

-S278 works General Arrangement plan ref: 106240-PEL-HGN-01-DR-D-0001-P03

-S278 Land Boundary Plan ref: 106240-PEL-HGN-01-DR-D-0001-P01

-S278 Pavements, Kerbs and Footways Plan ref: 106240-PEL-HKF-01-DR-D-0001-P03

-S278 Setting out plan ref: 106240-PEL-HML-01-DR-D-0002-P01

-S278 Sign and Road Markings Plan ref: 106240-PEL-HGN-01-DR-D-0001-P01

-S278 Site Clearance Plan ref: 106240-PEL-HSC-01-DR-D-0001-P03

-S278 Standard Details Plan ref: 106240-PEL-HGN-XX-DE-D-0001-P01

-S278 Swept Path Analysis Driveways Sheet 1 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0002-P02

-S278 Swept Path Analysis Driveways Sheet 2 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0003-P02

-S278 Swept Path Analysis Driveways Sheet 3 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0004-P02

-S278 Swept Path Analysis Driveways Sheet 4 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0005-P02

-S278 Swept Path Analysis Driveways Emergency Vehicles Plan ref: 106240-PEL-SPA-01-DR-D-0001-P01;

and all the agreed works shall be completed prior to the first dwelling unit being occupied .

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012). (ref: CDN/25/0029)

- 5) The car parking indicated on the approved plans for the dwellings (including apartments), shall be surfaced, demarcated and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

- 6) The development shall be implemented in accordance with the cycle storage arrangements on the following plans:

-Houses cycle store specification dated 24.09.2025

Received 24th November 2025

-Proposed site plan - Cycle Stores ref: 20-0432118

-The Bike Storage Company 8 Space Amazon Eco Cycle Shelter ref: -
TBSC_8SpAmazonEco_Swing_DR_00-1

Received 6th January 2026

-Whitewood specification sheet received 12th January 2026 and agent email dated 12th January 2026 confirming that the frame of the cycle store would be powder coated and coloured RAL 7016 anthracite grey. (ref: CDN/25/1117), in the locations shown on Proposed Site Plan - Ground Floor plan ref: 20 -043 -BSA- 1060 rev. B and Proposed Site Plan – First Floor plan ref: 20 -043 -BSA- 1061 rev. A.

The agreed works shall be completed prior to the proposed accommodation being brought into use and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

- 7) a) The development shall be implemented in accordance with content of the documentation and plan referenced below:

- Travel Plan, DOC REF: CT/230674/TP/01 dated July 2025

-Travel Information Pack

-Travel Survey to be issued to occupants.

(ref: CDN/25/1117)

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered

pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

- 8) a) The development shall be implemented in accordance with content of the documentation and plan referenced below:

- Rolec Basiccharge data sheet

Received 24th November 2025

-Proposed Site Plan - EV chargers ref: 20-643-2117 rev. B

-External Services, Electrical Vehicle and External Lighting plan ref: 6386-KGA-00-XX-DR-E-0300 rev.C01

Received 5th January 2026 (ref:CDN/25/1117)

in the locations shown on Proposed Site Plan – Ground Floor plan ref: 20-043-BSA-1060 rev.B.

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 Manchester Core Strategy (2012).

- 9) a) The development shall be implemented in accordance with the information in the reports and the content of the emails referenced below.

-Soil technics - Ground Investigation Factual Report dated April 2023 doc ref: STU5839-R01-Rev- C received 5th December 2023

-Email from Developer's Contaminated Land consultant dated 3rd January 2024

-Phase I and Phase II Geo- Environmental Report , Longhurst Road Caulmert
report ref: 3025-CAU-XX-XX-RP-V-0307.A0-C1 received 15th January 2024

-Email from Developer's Contaminated Land consultant dated 19th January 2024

-Certificate of Calibration ref: G503563_1/31358 dated 06.10.2022 used by
Soiltechnics during their monitoring at Longhurst Road (23.01.2023 - 24.03.2023)
received 19th January 2024

-Email from Developer's Contaminated Land consultant dated 22nd January 2024
regarding topsoil thickness.

-Generic Quantitative Risk Assessment (Site Investigation and Risk Assessment
Report) ref:106240-PEF-XX-XX-RP-GG-600001_P02 GQRA Longhurst Road dated
24th January 2024

and

-Land Contamination Risk Management Remediation Strategy (includes
Remediation Option Appraisal) 106240-PEF-XX-XX-RP-GG-600002_P02 dated
24th January 2024

received 25th January 2024. (ref: CDN/23/0739)

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 policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012) .

- 10) a) The development shall be implemented in accordance with the measures within the Noise Assessment by Acoustic & Engineering Consultants dated 13th March 2012 document ref: P4687/R01/RDC, prior to occupation of the dwellings hereby approved.
- 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 Manchester Core Strategy (2012), and saved UDP policy DC26.

- 11) a) The development shall be implemented in accordance with the measures within the Waste Management Proforma and Proposed site plan -Waste Management Strategy plan ref: 20 -043 -BSA- 1063 rev.A.
- 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 SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

- 12) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use

commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non- conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason – To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Manchester Core Strategy (2012).

- 13) The development shall only be carried out in accordance with sections 3.3 and 4 in the Crime Impact Statement ref.2016/0910/CIS/03, Version A dated 16.03.2023, and the agreed measures shall be retained and maintained 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 for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

- 14) The development shall be implemented in accordance with the drainage details on the following plans :

-Drainage Standard Details plan ref: 106240-PEL-HDG-01-DE-D-0001-P03

-Drainage Hydrobrake Detail Drainage Plan ref: 106240-PEL-HDG-01-DE-D-0004-P07

-Section 104 Surface Water Manhole Details plan ref: 106240-PEL-HDG-01-DE-D-0002-P05

-Section 104 Foul Manhole Details plan ref: 106240-PEL-HDG-01-DE-D-0003-P06

-Section 104 Drainage Impermeable Areas Plan ref: 106240-PEL-HDG-01-DR-D-1002-P01

-Private Drainage General Arrangement Plan ref: 106240-PEL-HDG-01-DR-D-1005-P02

-Blocks 3-9 Typical Section A-A, B-B , C-C through slope in ground Plan ref: 106240-PEF-FD-XX-DR-S-1008-C04

-Land Registry Plan ref: 106240-PEL-HDG-01-DR-D-1009-P02

-Hydro- Brake Optimum specification ref: SHE-0108-5000-0823-5000

-S104 Manhole Schedule plan ref: : 106240-PEL-HDG-01-DR-D-1008-P03

-Time Area Diagram for Storm - Microdrainage results

Received 15th January 2025

-Section 104 Drainage General Arrangement plan ref: 106240-PEL-HDG-01-DR-D-1001-P13

-Section 104 Drainage Long Sections plan ref: 106240-PEL-HDG-01-DR-D-1003-P09

-Section 104 Overland Flow Routing Plan ref: 106240-PEL-HDG-01-DR-D-1004-P01

-Land Drainage General Arrangement Plan ref: 106240-PEL-HDG-01-DR-D-1006-P05

-Section 104 Attenuation Foundation Plan ref: 106240-PEL-HDG-01-DR-D-1007-P02

-Section 104 Drainage Attenuation Tank Plan ref: 106240-PEL-HDG-01-DR-D-1010-P03

-Pell Frischmann document ref: 106240-PEF-XX-XX-CT-D-0001

-Longhurst Road Modelling results (Online Controls for Storm)

-Polystorm Standard Details - Offline Storage Example Three plan ref: PSM_SD_EG_003

Received 28th February 2025

-Summary Wizard of 360 minute 100 year Summer I+45% for Storm data

-Longhurst Greenfield run off rate calculations document

Received 6th March 2025

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012). (ref: CDN/25/0029)

- 15) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;
 - As built construction drawings if different from design construction drawings;
 - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
 - Management and maintenance plan for the culverted ordinary watercourses which shall include confirmation of responsible party.
 - Evidence of post-installation survey and post-piling survey to confirm culvert integrity.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

- 16) The development shall be implemented in accordance with the measures in the Japanese Knotweed and Himalayan Balsam Management Plan doc ref: IPM 23 1026 MMP version 001 dated 25th July 2023.

Reason - To prevent the spread of Himalayan Balsam and Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981, and pursuant to policy EN15 of the Manchester Core Strategy (2012). (ref: CDN/23/0739)

- 17) The content of the Nesting Bird Report Letter prepared by Ascerta 29th August 2023 confirmed that no active nests were observed on the site on 29th August 2023.

the basis of the Nesting Bird Report Letter dated 29th August 2023, that the trees identified as part of the planning approval to be removed, are removed before 1st March 2024 , condition no.18 has been complied with.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012). (ref: CDN/23/0739)

- 18) The development shall be implemented in accordance with the measures within the Avoidance of harm to hedgehogs and other wildlife during construction prepared by Ascerta dated August 2023.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012). (ref: CDN/23/0739)

- 19) If no development commences within 12 months of the date of consent, a further survey of the site and locality for badger setts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994) , pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 20) The development shall be implemented in accordance with the design details on the drawings and the report specified below solely in relation to the locations of bird and bat boxes:

Longhurst Road Ecological Enhancement bird and bat box details

Block 1 -Elevations indicating bird/bat boxes positions plan ref: 20-043-BSA-A-1100

Block 2 -Elevations indicating bird/bat boxes positions plan ref: 20-043-BSA-A-1101

Block 3 -Elevations indicating bird/bat boxes positions plan ref: 20-043-BSA-A-1102

Block 4,6 & 8 -Elevations indicating bird/bat boxes positions plan ref: 20-043-BSA-A-1103

(ref: CDN/24/0148)

Landscape General Arrangements plan ref: 380 01 rev.M (showing bird and bat boxes, and hedgehog gaps);

prior to the occupation of the buildings, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

- 21) a) The landscaping scheme for the development shall be implemented in accordance with details on the Landscape General Arrangements plan ref: 380 01 rev.M. and Detailed Planting Proposals plan ref: 380-02 rev.K.

b) The approved landscaping scheme and arrangements for management and maintenance 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 (2012).

- 22) In this condition "retained tree" means an existing tree, which is to be as shown as retained in the Arboricultural Implications Assessment dated 14th February 2023 document ref: TRE/LR and Arboricultural Method Statement dated 14th February 2023 document ref: TRE/LR specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development 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 (2012).

- 23) a) The development shall be implemented in full accordance with the measures set out in Energy & Environmental Standards Statement received 28th April 2023 as revised by the installation of PV panels shown on Proposed roof site plan ref: 20 - 043 -BSA- 1064 rev. A .

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

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in 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 people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

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

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of

accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

- 26) 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, porches, roof alterations or outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 27) 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 specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

- 28) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

- 29) The boundary treatment shall be implemented in accordance with details shown on the Landscape General Arrangements plan ref: 380-01 rev.M.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such 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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

- 30) The residential units hereby permitted shall only be used for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent

amendment thereof) and shall not be offered for sale or rent on the open market. The affordable housing shall be provided and managed thereafter in accordance with the approved 'affordable housing statement' dated March 2023 received 28th April 2023. This planning condition shall not apply to the part of the property over which:-

(i). a tenant has exercised the right to acquire or any similar statutory provision and for the avoidance of doubt once such right to acquire has been exercised, the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market;

(ii). A leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H4 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

- 31) The windows in the western gable elevation of apartment Block 1 on plan ref: Apartment plans – 1b2p-Type A plan ref: 20 -043 -BSA- 1040 rev.A, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent , and maintained in perpetuity .

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

- 32) The development shall be implemented in accordance with the design of the first-floor construction of the town houses to enable a through floor lift to be installed (if required by future occupiers) shown on Block 3- Setting out plans 1 plan ref: 20-043-BSA-A-2320 rev.A; and Block 3- Setting out plans 2 plan ref: 20-043-BSA-A-2321 rev.A , prior to the occupation of the two dwellinghouses in Block 3 , and retained at all times thereafter (unless a through floor lift is subsequently installed), condition no.33 is discharged. (ref: CDN/24/0148)

Reason - To facilitate accessibility within the townhouses, pursuant policy DM 1 of the Manchester Core Strategy (2012).

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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Licensing, hoarding / scaffolding, building maintenance

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance 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).

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Date: 03 July 2026

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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.