

Application Number	Date of Appln	Committee Date	Ward
110554/MO/2015/N1	23rd Nov 2015	30th Jun 2016	Crumpsall Ward

Proposal Reserved matters application for the approval of layout, appearance, scale and landscaping following outline planning permission for the erection of a maximum of 48 units with means of access from Bowker Bank Avenue (Ref: 100039/OO/2012/N1).

Location Bowker Bank Industrial Park , Off Bowker Bank Avenue, Crumpsall, Manchester, M8 4LD

Applicant Blackley Developments Limited, 32 Crescent, Salford, M5 4PF

Agent Daniel Barker, MRICS, Booths Park, Chelford Road, Knutsford, WA16 8GS

Description

The application site is located on land at the Bowker Vale Industrial Estate, and measures approximately 2.79 hectares in area.

The application site lies immediately to the south of the River Irk and includes industrial buildings and associated areas of hard standing, an area of sloped woodland to the south and an existing access road that serves the existing industrial estate and joins to Bowker Bank Avenue. Adjacent to the application site and identified as being in the same ownership are two reservoirs associated with the historic industrial use of the application site and substantial surrounding wooded areas. The site is situated below the existing surrounding residential uses on Blackley New Road, Bowker Bank Avenue and Wilton Road within the River Irk Valley.



Aerial picture of land concerned accessed from Bowker Bank Avenue

The industrial estate contains a number of older industrial buildings and areas of hard standing. This area of built form is bounded to the north and east by the River Irk, to the south by a wooded embankment leading to rear gardens of properties on Wilton Road and to the west by one of the two reservoirs on the site. Historical information indicates that the industrial use of the site dates back to 1848 when it was originally

used as a print works and since 1922 as a bleaching, dyeing and finishing works. The site is currently occupied by a vacant textile related business, primarily for storage and distribution purposes.

There are also two existing dwellings on the site which were formerly occupied by the site caretaker. A further area of hard-standing is located along the existing access road to the south of the two reservoirs which is used as car parking associated with the use of one of the reservoirs for angling.

The two reservoirs are situated adjacent but not within the current application site and are designated as Site of Biological Importance grade C. The reservoir immediately to the west of the application site has been drained, with the other still in use by an angling club.

The trees and woodland on the site and wider adjacent area are covered by a Woodland Tree Preservation Order, confirmed by the City Council on 15th September 2010 (TPO10).

The existing vehicular access to the industrial uses on site is via a tarmac road from Bowker Bank Avenue - a residential cul-de-sac characterised by, two storey, semi-detached dwellinghouses. The Bowker Bank Metrolink stop lies to the west of the application site.

In the case of the current application, the proposal relates to a reserved matters application for the approval of appearance, landscaping, scale and layout following outline planning permission for the erection of residential development for up to 48 dwellings, with means of access from Bowker Avenue. The reserved matters will be considered in more detail within this report.

Another application for reserved matters (110219/MO/2015/N1) has been submitted in tandem with the current application and relates to land which immediately adjoins to the west and which has outline planning permission for residential development of up to 28 with means of access from Bowker Bank Avenue

Planning History

The current application follows the granting of outline planning permission (100039/OO/2012/N1) for residential development for a maximum of 48 units with means of access from Bowker Bank Avenue to be considered. All other matters to be reserved.

The approved application was subject to a S.106 agreement to both mitigate for the loss of any part of the SBI and land of ecological value and to ensure the remaining land is managed and maintained.

The legal agreement includes a structurally robust and adequately funded ecological mitigation strategy which will consist of a wetland, woodland a non-native species management plan, an upgrade to the nearby existing footpath and tree planting.

Prior to this an earlier outline application (092089/OO/2009/N1) for both the current application site and adjacent site was refused permission for a residential development comprising 120 units, including means of access from Blackley New Road and environmental enhancement works. The application was subsequently dismissed on appeal.

The outline permission to which the current reserved matters relates addressed many of the previous concerns. Notably, the impact upon the SBI, bio-diversity, nature conservation, the character of the Irk Valley and the effects of the proposed means of access.

Consultations

Local Residents/Occupiers – 7 objections have been received.

All but one of the objections focuses on issues outside the scope of the application and relate to matters that have already been considered and approved at the outline stage. Comments are summarised below

- There is concern about the impact of the house on the run-off and water flow in the Irk Valley. Building on land in this part of the Irk Valley will increase the run off speed of surface water into the river and disrupt the ground water flow in a fragile environment.
- The proposal will result in the loss of trees and valuable flora and fauna. The site should be incorporated within the concept of a River Valley Park.
- There will be increased traffic along Bower Bank Avenue. There is also potential for increased accidents at the Bowker Bank Avenue/Middleton Road junction.
- Construction vehicles will face difficulties accessing the site

One of the objections relates to the design of the proposed houses. It is considered that the design of the houses is out of character with the Crumpsall and Blackley neighbourhood which consists of 1930's semi-detached and detached homes and contain features including bay windows, attractive renders, large windows and generous room proportions. The lack of adornments is not in keeping with Bowker Bank Avenue and the houses are not considered to be in keeping with the character of the area.

Notification

Due to the size of the site and the proposed number of dwellings proposed, the proposal has been classified as a large scale major development. As such, the proposal has been advertised in the local press (Manchester Evening News) as a major development. Site notices were displayed at various locations around the application site. In addition, notification letters have been sent to an extensive area of local residents and businesses.

Environmental Health – Conditions are recommended with regards to construction management, acoustic insulation, waste management, ground contamination and air quality.

Contaminated Land Section – A condition is recommended with regard to the identification and remediation of ground conditions.

Greater Manchester Archaeological Advisory Service(GMAAs) – Whilst GMAAS have previously responded to previous applications at the site, the relating outline proposal was not sent to GMAAS for comment. As a result, no archaeological conditions were attached to the relating outline planning permission.

It is recommended that a condition should be attached to the consent required that prior to their demolition, the building should be subject to archaeological building recording. The condition should also provide for a programme of intrusive archaeological works, including targeted evaluation trenching and, where merited, open area excavation. The wording of an appropriate condition is provided.

Highway Services – It is noted that each of the dwellings are to be provided with one or two off-street parking spaces which appears acceptable in principle.

Comments are provided with respect to the highways layout and that it includes a shared surface. It is stated that MCC Highways would not support or adopt a new highway incorporating shared surfaces due to highway safety issues. It is recommended that the applicant redesigns the highway to an adoptable standard.

Comments are also provided with respect to site access and the need for a formalised junction which will need to be subject to a S.278 agreement and advice is provided with respect to the dimensions of the highway, public realm specifications, swept path for refuse collection and details of the construction programme.

Greater Manchester Ecology Unit – No objection.

Greater Manchester Police (Design for Security) – No objection. It is recommended that a Crime Impact Statement be produced and the proposal adheres to Secured by Design principles.

The Coal Authority - There is no need to consult the Coal Authority with respect to this application. It will however be necessary to include the Standing Advice within the decision notice as an informative note.

Environment Agency - No objection in principle to the proposed development. A condition is recommended with respect to the management of invasive species.

Transport for Greater Manchester – Comments are made in relation to the need to encourage walking and cycling to the development.

Natural England – No objection.

GMAAS – It is not considered that the proposed development will threaten the known or suspected archaeological heritage. On this basis, there is no reason to impose any archaeological requirements on the applicant.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

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

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

The following policies within the Core Strategy are considered relevant:

Policy SP1 – 'Spatial Principles' refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

The proposed development is considered to be in accordance with policy SP1 in that a high quality residential development will be provided that contributes towards meeting housing growth in the City and creating a high quality neighbourhood for residents to live in. Consideration has been given to minimising the impact upon the amenity of local residents as well as preserving or enhancing the historical context.

Policy DM1 – 'Development Management' states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

The applicant has given careful consideration to the design, scale and layout of the development along with providing solutions to prevent overlooking, crime, waste management and car and cycle parking. The proposal also complies with the City Councils internal space standards.

Policy T2 'Accessible areas of opportunity and needs' states that all new development should provide appropriate car parking facilities

Policy H1 'Overall Housing Provision' states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors, in particular, the need to diversify housing stock in mono tenure areas by increasing the availability of family housing.

Policy H1 goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H3 'North Manchester' states that in North Manchester, over the lifetime of the Core Strategy, the area will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon developments', states that all development must follow the principle of the energy hierarchy, being designed:

- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling;

- To reduce the need for energy through energy efficient features such as improved insulation and glazing;
- To meet residual energy requirements through the use of low or zero carbon energy generating technologies.

Policy EN8, 'Climate Change', states that all new development will be expected to adaptable to climate change in terms of the design, layout, siting and function of both building and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following:

- Minimisation of flood risk by appropriate siting, drainage and treatment of surface areas to ensure rain water permeability;
- Reduction of urban heat island effect through the use of green infrastructure;
- The need to control over-heating of buildings through passive design;
- Opportunities to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

Policy EN9 'Green Infrastructure' states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. The Council will encourage developers to enhance the quantity and quality of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 'Flood Risk' states that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. All new developments should minimise surface water run off.

Policy EN15, 'Biodiversity and Geological Conservation', states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

Policy EN18, 'Contaminated Land', states that any proposal for development of contaminated land must be accompanied by a health risk assessment.

EN19 'Waste' states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

Policy PA1 'Developer Contributions' states that where needs arise as a result of development, the Council will seek to secure planning obligations. Such measures include, community facilities, training and employment initiatives and highway improvements and traffic management. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact

upon the surrounding area. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Saved Policy DC7 'New Housing Development' states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people wherever practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

Saved Policy DC20 'Archaeology' - states the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings. In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

The proposal will enable a scheme of archaeological investigations to take place along with recording any finds.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP

Saved Policy DC26, 'Development and Noise', states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Saved Policy CC3 states the Council will permit additional development for housing and business/industrial purposes in the Irk Valley, but only where this can be achieved without detriment to the environmental objectives

Saved Policy E3.4 states the Council will create a network of safe and attractive major linear recreational open spaces by linking and making better use of river valleys, canals, disused railways and other appropriate areas of open space. Within these areas measures will be taken to:-

- a) achieve widespread environmental improvements;
- b) protect the natural environment;
- c) improve water quality;
- d) improve access for pedestrians, disabled people, cyclists and, where appropriate, horse riders;
- e) protect and enhance wildlife corridors

The Guide to Development in Manchester (SPD) (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. The following chapters are relevant to this application.

- Chapter 2 'Design' - outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;
- Chapter 6 'Parking Guidelines' - provides guidance on how to prioritise pedestrians, disabled people, and cyclists above the needs of the car. In particular, it provides detail of matters which must be taken into consideration in designing the location and design of parking facilities;
- Chapter 8 'Community Safety and Crime Prevention' - The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;
- Chapter 11 'The City's Character Areas' - the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place. Reference will be made to what is required from development proposals to ensure they contribute and enhance the character and quality of District Centres and the image and sense of place.

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraph 8 of the NPPF goes on to state that these roles should not be undertaken in isolation:

'To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system'

Paragraphs 11, 12, 13 and 14 of the NPPF outline a 'presumption in favour of sustainable development'. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Section 6 'Delivering a wide choice of high quality homes' states that 'housing applications should be considered in the context of the presumption in favour of sustainable development' (Paragraph 49).

Paragraph 50 goes on to state, to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities should:

- Plan for a mix of housing based on current and future demographic trends and the needs of different groups in the communities;
- Identify the size, tenure and range of housing that is required;
- Identify whether affordable housing is required.

Section 7 'Requiring Good Design' outlines the Governments expectations in respect of new developments:

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people' (paragraph 56)

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

-Local planning authorities should 'concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally'

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

The NPPF is clear that where design is judged to be poor, planning permission should be refused:

'Permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way its functions' (Paragraph 64).

Paragraph 65 goes on to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Section 10 deals with 'Meeting the challenge of climate change, flooding and coastal change'. Paragraph 102 outlines the exception test which has to be applied for developments that area located in zones with at risk of flood. For the exception test to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community and outweigh flood risk,; and
- A site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Promoting healthy communities is an integral part of delivering the Government sustainable vision, this includes creating safe and accessible environments where crime and disorder do not undermined quality of life. In addition, there should be high quality public spaces.

Meeting the challenge of climate change is also important part of the NPPF. This includes supporting energy efficient developments as part of a low carbon future. In addition, areas at risk of flooding should be avoided. Conserving and enhancing the natural environment is also a key consideration and efforts should be made to increase biodiversity at development sites.

Strategic Housing Land Availability Assessment (SHLAA)

The site was identified within the 2010 Strategic Housing Land Availability Assessment (SHLAA) as a potential housing site contributing towards new residential development in the City but is unallocated within the adopted Core Strategy proposals map, the site lies within the Crumpsall ward of North Manchester.

North Manchester Strategic Regeneration Framework (NMSRF)

The NMSRF defines the strategic context for the regeneration of North Manchester. It establishes key principles and objectives across the range of inter-related social, economic and physical issues affecting the area. It identified the importance of the Irk Valley and that a high quality open space network was an important part of the regeneration of the area north of the City Centre.

The proposal is considered to accord with the aspirations of the SRF, it will provide a range of house types including larger family dwellings and will regenerate a vacant brownfield site.

Issues

Principle

The principle of the development of the site including access and the maximum number of houses has been established by the granting of outline planning permission 100039/OO/2012/N1.

The application site is not allocated in the Manchester Core Strategy, however, the site was considered as part of the Strategic Land Availability Assessment (SHLAA) (2010) which considers housing provision across the City. The application site (along with the adjacent site which received outline planning permission in November 2012 for 28 units (planning permission 104435/OO/2013/N1) was identified within the SHLAA as providing up to 76 new dwellings across both sites. The wider area is also expected to contribute 20% of the total housing provision up to 2027 as outlined within policy H3 of the Core Strategy.

Policies SP1 and H1 of the Core Strategy seek to encourage the use of previously developed land where possible. The application also site lies within the Irk Valley and saved policy CC3 of the UDP seeks to encourage residential development which respects the Irk Valley and the local environment.

It is considered that the proposed redevelopment of the site for family housing is in line with the aspirations of policies SP1, H1 and H3 of the Manchester Core Strategy. Matters which require consideration in this case relate to the appearance and scale of the proposed development, its layout and landscaping.

Appearance

The Guide to Development in Manchester SPD advocates that consideration should be given to the scale of new developments and ensure that they are informed by their context. Where buildings are of different scale to their surroundings, they should be of the highest quality and be of landmark status.

Policy EN1 of the Core Strategy identifies that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

The design, scale and appearance of the proposed houses are comparable in terms of scale and design to other residential properties found in the immediate area. The two-storey houses comprise of 4 different house types to add interest in the streetscape have been designed to reflect and relate to nearby properties in terms of eaves and ridge height and roof profile.

The proposed dwellings are traditional in appearance in that they have many of the common features of the surrounding housing stock i.e. brick facades with tiled roofs.

Whilst the fenestration of the houses is different to nearby housing stock, their design adopts a conservative approach with the use of headers, cills and traditional building

materials. Three of the four house types are to be of masonry construction, with the remaining house type to comprise of rendered finish to add contrast and interest in the street-scene. This will create a sense of place which will complement the existing housing stock to create a neighbourhood of choice.



It is maintained that the proposed houses will not appear out of keeping in the area though in any event, due to high level screening provided by the surrounding trees, only oblique views would be provided of the proposed estate.

In summary, it is believed that the proposed dwellings will not appear out of context and will easily assimilate into the existing street design with no undue effects as a consequence of their design, scale and appearance.

Layout

Policies EN1 and DM1 of the Core Strategy, along with the Guide to Development in Manchester (SPD) requires that consideration be given to layout of new developments ensuring that they respond to the surrounding context and maximise frontages with the street scene (including main road routes) and other important features of sites

In this case 48 units are proposed as part of this application which have been arranged around a new road layout which will allow for semi-detached and detached properties to front the newly proposed road frontage. All properties provide decent sized accommodation that conform to the Council's recently adopted space standards.

The submitted layout shows that this number of units fits comfortably within the site and can be arranged around a new road layout which links to the 28 units approved under outline planning permission 104435/OO/2013/N1 and which is now subject to a reserved matters application referenced 111219/MO/2016/N1. Access to the site which has already been determined is via Bowker Vale Avenue and under the Metrolink line which will then link to a new road layout.

It is considered that in this case, given the site area, 48 units is of an acceptable density and that in accordance with The Guide to Development in Manchester (SPD) which seeks to encourage development which presents its main pedestrian face to the street scene, all of the proposed residential units provide an active frontage to the

new road layout which not only aids natural surveillance in line with 'Secured by Design' principles, but also presents an attractive street view.

The proposed layout provides for adequate amenity space in the form of front and rear garden areas and in curtilage off road parking to the side of each dwelling which equates to a 100% parking ratio. Sufficient space is provided with the rear garden areas for cycle storage if desired.

The layout also shows sufficient space to accommodate refuse storage, including recycling receptacles within the rear gardens and sufficient space for bins to be moved to the front of each property on collection day. Final details relating to the storage and management of waste is dealt with by planning condition as part of the outline permission.

The proposed layout will result in the loss of a large number of trees and whilst the redevelopment of the site will significantly alter the character and visual appearance of the site through the extensive loss of mature landscaping, new trees are to be planted and many of the existing trees are to be retained. Moreover, there is an existing mature woodland to the north of the application site which forms part of the Woodland Tree Preservation Order which will be unaffected by the development proposals.

In order to minimise the impact from the redevelopment proposal, the applicant proposes an extensive tree replacement scheme as part of the application. Full details of this are required by a Grampian condition attached to the outline planning permission and it is anticipated that such a scheme will go some way to mitigate for the loss of trees.

In terms of road layout, Highway Services have stated that the original layout would not conform to adoptable standards due to the use of a shared surfaces.

In order to counter this concern, revised plans have been received which alter the layout to a more conventional layout with the use of separate pavement and road surfaces which provide a clear distinction between the pedestrian and vehicular public realm.

On balance, it is considered that the density and layout complements the characteristics of the local area and the objectives of the Guide to Development in Manchester SPD, whilst fulfilling national objectives by providing new, high quality family housing in a sustainable location.

Landscaping

A hard and soft landscaping scheme has been submitted which details the surfaces to be used in and around the curtilage of each property and the areas for communal use. The works includes tree and shrub planting, street furniture and the use of conservation setts to roadways which will act as rumble strips to create a transition in surfacing between the tarmac roadway and Tegula surfacing.

It is considered that the landscaping is of a high quality and will sympathetically assimilate into its surroundings. Subject to successful implementation of the

landscaping, it is believed that the proposal will create an attractive housing estate that enhances the quality of its surrounding spaces and provides greater coherence and legibility to the site and the immediate context.

The site layout also includes areas of communal landscaping which will provide attractive features for residents. However, in order to ensure such areas are not neglected and successfully maintained, a condition is recommended which will require the submission and approval of a maintenance agreement for the upkeep of incidental, communal areas of landscaping within the curtilage of the development site.

It is considered that such a condition will be effective as the prospective developers and their partners have considerable experience in landscape and facilities management and have similar arrangements in place with organisations including Gracehill House, one of Northern Ireland's Heritage and Tourism Estates and championship golf course.

In addition, to the above, the area immediately adjoining and around the site includes large areas of natural woodland as part of a designated SBI.

The original outline permission which is directly linked to the current application was subject to a S.106 legal agreement to both mitigate for the loss of any part of the SBI and land of ecological value and to ensure the remaining land is managed and maintained.

The legal agreement includes a structurally robust and adequately funded ecological mitigation strategy which will consist of a wetland, woodland a non-native species management plan, as well as for a plan for an upgrade to and the long term management and maintenance of a nearby public footpath. There will also be extensive tree planting at the site to secure replacement habitats for those lost through tree removal.

Given the above arrangements, the landscaping of both the application site and effected areas outside of the site are considered satisfactory.

Boundary Treatment

The application as originally submitted proposed an open frontage to provide an open plan style estate.

Due to aesthetic concerns and matters surrounding security and sense of ownership, revised plans were received in order to provide each property with robust boundary treatment comprising of brick wall with railing and brick piers to each driveway. This arrangement is now considered acceptable and complies with the Guide to Development in Manchester (SPD).

Conclusion

Whilst the principle of developing the site for residential use will access from Bowker Bank Avenue has already been established by the host outline permission, it is

considered that the reserved matters under consideration are similarly acceptable and will see the regeneration of a brownfield site identified within the SHLAA for desirable family housing.

On balance, it is believed that the proposal represents an appropriate and satisfactory form of development that fulfils the criteria set down in policy which seeks to provide high quality, family housing which will contribute to a vibrant and sustainable neighbourhood with a high level of connectivity to adjoining neighbourhoods.

It is felt that given the surrounding environmental context, the layout of the proposed development, together with the scale and appearance of the houses and associated landscaping, will enable the development to assimilate adequately into its surroundings without any significant, undue impacts. The associated obligations forming part of the S.106 legal agreement as part of the outline permission will limit any ecological impact to an acceptable level.

In light of the above, it is considered that proposed development is of an appropriate design and typically reflects the nature of buildings within the adjoining urban environment. As a result, the proposal accords with policies SP1, DM1, T2, H1, H3, EN1, EN4, EN8, EN9, EN14, EN15, EN18, EN19 and PA1 of the Manchester Core Strategy, saved policies DC7, DC26, CC3 and E3.4 of the Unitary Development Plan, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

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 the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Head 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant / 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.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of two 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:

Drawing numbered SP(90)105/C stamped as received by the City Council on 16th November 2015, drawing numbered SP(90)101 stamped as received by the City Council on 20th November 2015, drawings numbered 4078_DT(90)01, 4078_HT(20)3A-01/A, 4078_HT(20)3A-02/A, 4078_HT(20)3B-01/A, 4078_HT(20)3B-02/A, 4078_HT(20)4A-01/A, 4078_HT(20)4A-02/A, 4078_HT(20)4B-02/A, 4078_HT(20)4B-01/A, 4078_HT(20)4C-01/A and 4078_HT(20)4C-02/A stamped as received by the City Council on 18th November 2015 and drawings numbered SP(90)121/A, SP(90)122/A and 4078_DT(90)03, 4078_View01/Rev1 and 4078_DT(90)02/C received by e-mail dated 25th May 2016.

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.

3) The hard and soft landscaping scheme approved shown the approved drawings shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

4) No development until a detailed method statement for removing or the long-term management / control of Japanese knotweed, Himalayan balsam, Rhododendron & Cotoneaster on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Himalayan balsam, Rhododendron & Cotoneaster during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site

are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason - To prevent the spread of Japanese knotweed, Himalayan balsam, Rhododendron & Cotoneaster which are invasive species.

Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

5) Prior to first occupation of the dwellinghouses hereby approved, a maintenance agreement for the upkeep of incidental, communal areas of landscaping within the curtilage of the development site shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved agreement shall remain in operation at all times whilst the development is occupied.

Reason - To safeguard visual amenity and the character of the area, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological building survey (level 3);
- archaeological evaluation trenching;
- dependent on the above, targeted excavation and recording;
- dependent on the above, a watching brief.

2. A programme for post investigation assessment to include:

- an analysis of the site investigation records and finds;
- the production of a final report on the significance of the archaeological and historical interest represented.

3. Dissemination of the results commensurate with their significance.

4. Provision for archive deposition of the report and records of the site investigation.

5. Nomination of a competent person/s or organisation to undertake the works set out within the approved WSI.

Reason - In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 110554/MO/2015/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

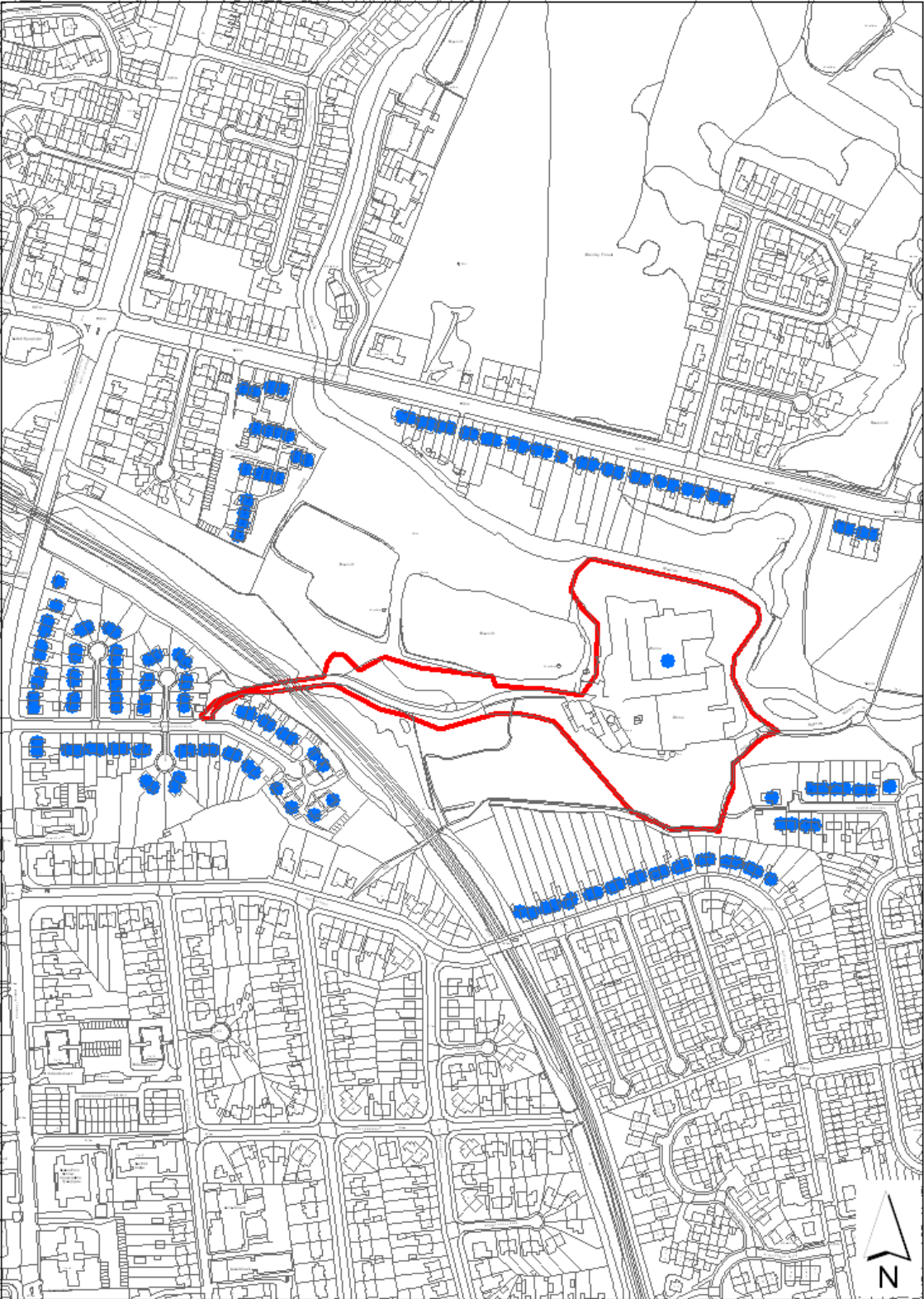
Highway Services
Housing Strategy Division
Environmental Health
Neighbourhood Team Leader (Arboriculture)
North Manchester Regeneration Team
Contaminated Land Section
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
United Utilities Water PLC
Electricity Northwest
The Coal Authority
Natural England
MCC Flood Risk Management
Metrolink

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

Representations were received from the following third parties:

39 Wilton Road, Crumpsall, Manchester, M8 4NG
12 Gwendor Avenue, Crumpsall, Manchester, M8 4LE
275 Blackley New Road, Blackley, Manchester, M9 8FS
2 Mountford Avenue, Crumpsall, Manchester, M84LN

Relevant Contact Officer : Steven McCoombe
Telephone number : 0161 234 4607
Email : s.mccoombe@manchester.gov.uk



Application site boundary ● Neighbour notification
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