

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
112209/FO/2016/S2	19th May 2016	28th Jul 2016	Didsbury West

**Proposal** Demolition of existing dwellinghouse and double garage and erection of two detached dwellinghouses with associated parking, landscaping and amenity space.

**Location** 10 Bamford Grove, Didsbury, Manchester, M20 2FF

**Applicant** Towerhouse Systems Ltd, C/O Agent,

**Agent** Mr Julian Austin, Paul Butler Associates, 31 Blackfriars Road, Salford, M3 7AQ.

### Description

No 10 Bamford Grove is a vacant 2 storey dwelling situated within gardens approximately 0.11 hectares in size. Work commenced on extending the property several years ago but it was never completed and now the dwelling is in a somewhat dilapidated condition. A detached garage, again in dilapidated condition is located to the north-east of no. 10 Bamford Grove. Pedestrian access to the property is gained via Bamford Grove, which is a small, narrow cul-de-sac off Bamford Road, which in turn is accessed off Hesketh Avenue. Vehicular access to the site is via a shared driveway with no. 16a Hesketh Avenue.

To the north of the site are the rear gardens of nos.101 to 105 Palatine Road, while to the west and south are the rear garden of nos. 32 to 38 Bamford Road. To the east of the site are located no. 16a Hesketh Avenue and nos. 2 to 8 Bamford Grove.

No. 10 Bamford Grove is shown below with the residential properties on Bamford Road in the background.



The applicant is proposing to demolish no. 10 Bamford Grove and erect two 5 bed part single/part 2 storey detached dwellings on the site. Pedestrian and vehicular access will be retained from Bamford Grove and Hesketh Avenue respectively and a single storey garage will be sited to the side of each dwelling. The proposed site layout is appended at the end of this report. For the purpose of this report, House A is the dwelling closest to the properties on Bamford Road, while House B is the one sited closest to 16a Hesketh Road.

The proposed site layout is appended at the end of this report.

## **Consultations**

**Local Residents** – 5 letters have been received from local residents, 3 in support of the proposal and 2 raising concerns. The main points of which are outlined below:

- Whilst the loss of the existing property is, perhaps, regrettable, this must be seen in the context of its location, which restricts effective development of the plot, its inflexible layout, and the failure of previous schemes retaining the house to effectively integrate proposed extensions to the building without resorting to architectural pastiche.
- The proposals submitted do not attempt to over-develop the site, minimise overlooking from the upper storeys of the houses, and utilise traditional materials in a modern way, giving a contemporary feel to the proposed properties which will, nevertheless, not look out of context.
- There are some reservations about the retention of the existing pedestrian access from Bamford Grove, as all other vehicular and pedestrian access is from Hesketh Avenue, but this is a minor issue which can be resolved outside of the planning process.
- The proposals is a vast improvement on previous schemes for the site, and trust that the application will receive a positive outcome. The site has remained derelict for a number of years now.
- The plans for 10 Bamford Grove are well suited to the area and are in keeping with the style of surrounding houses. We approve of the aesthetics of the proposed dwellings and are pleased to see the architect has consider how they will complement the surrounding buildings by using similar materials.
- The property as it stands has been empty since before 2013 and it has become more dilapidated since. The plans for the dwellings on the site will mean adjoining properties are not overlooked.
- It will be beneficial for the street to have two liveable properties in place of a derelict building, in relation to the value of neighbouring properties and the increased level of security awarded from not having an empty house in the area.
- There are no concerns around access or parking.
- It is pleasing to see that the trees in the plot will remain, keeping the green aspect that is currently enjoyed.
- In supporting the application one local resident has requested that some work is undertaken to reduce the canopies of T7 and T9.
- House A, directly opposite Bamford Grove, seems squashed on the site. House A should be scaled down a bit, to make the house better fit the size of the plot.
- The ridge line of House A is higher than the current house, and it may look over-large and dominant over the Bamford Grove row, which are small houses. However, this house is also next to Bamford Road, where the houses are bigger and taller, so the committee could take the comparison in the other direction.
- The good screen of bushes and small trees between the Bamford Grove row of houses and the site should not be not disturbed in any way. At the moment

it provides a good mature screening, and as such should definitely be retained.

- This proposal constitutes backland development
- Access for construction traffic will be problematic and if the application is approved it needs to be thoroughly managed.
- Access from Hesketh Avenue by construction traffic will pose a hazard to both pedestrian and vehicles
- The demolition of the existing dwelling need to be undertaken with care given the proximity of adjoining property. In addition, noise and dust must be kept to a safe level.

**Highway Services** – Highway Services have made the following comments:

- The development is considered not to generate high levels of traffic or parking demands and coupled with the provision of off-street parking is unlikely to have any significant impact on the adjacent highway network.
- The development has off-street parking set at 200% and each house will have the option to park vehicles within a private garage or on a driveway. There is sufficient room within the site that vehicles can turn around and exit the driveway in a forward gear.
- The applicant suggests that cycles can be stored within the proposed garages. This arrangement is acceptable in principle.
- The proposed location of the bin store is considered appropriate;

**Environmental Health** – Suggests the imposition of refuse storage and contaminated land conditions.

**Neighbourhood Team Leader (Arboriculture)** – Any comments on the Arboricultural Impact Assessment will be reported to the committee.

**Greater Manchester Police** – The proposed development is supported subject to it being constructed to Secured by Design standards.

**United Utilities Water PLC** – No objections to the proposal and recommends that no drainage conditions be attached in this instance.

## **Policies**

**The National Planning Policy Framework (NPPF)** – The NPPF was published on the 27<sup>th</sup> March 2012 and replaces and revokes a number of Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining planning applications. It does not change the statutory status of the development plan, i.e. the Core Strategy, as the starting point for decision making and it states further that development that accords with an up-to-date local plan, such as the Core Strategy, should be approved unless other material considerations indicate otherwise.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

Within paragraph 17 of the NPPF, core land use planning principles are identified. The most relevant principles to this proposal are:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

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

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

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

Policy H6, South Manchester – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

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

- Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;  
Year 2013 - Code Level 4;  
Year 2016 - Code Level 6; and

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

**Saved UDP Policy DC6, Housing on Backland Sites** – Policy DC6.1 states that the Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.

The policy states further under DC6.2 that development will not be permitted unless:

- a. there is no loss of privacy to adjoining dwellings and associated rear gardens;
- b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;

- c. the scale and design of the development is compatible with the character of buildings in the surrounding area;
- d. there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings;
- e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;
- f. the proposed and existing dwellings retain adequate levels of private amenity space; and
- g. in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area

For reasons to be outlined below, it is considered the proposal accords with this policy.

### **Issues**

**Principle of the Proposal** – The principle of a residential use on the site has already been established given the presence of no. 10 Bamford Grove. Notwithstanding this the proposal must be assessed with a view to determining whether or not the proposal will give rise to a reduction in the levels of residential and visual amenity enjoyed by the occupants of the adjoining dwellings, as well as the level of pedestrian and highway safety enjoyed along Hesketh Road.

In addition, given the location of the development site and the proposed access arrangements, it must also be determined whether or not the site constitutes backland development and if so whether or not it complies with saved UDP Policy DC6.2.

**Backland Development** – Even though the site has previously been developed it only has a narrow frontage to Bamford Grove that allows pedestrian access to it. As the majority of the site is not visible from the public realm, given the siting of the adjoining dwellings, the site can be classified as a backland site. In light of this there is a need to assess the proposal against the criteria listed under Policy DC6.2:

*a. There is no loss of privacy to adjoining dwellings and associated rear gardens*

The proposed dwellings have been designed and orientated in such a way so as to limit their impact on the surrounding dwellings and their respective gardens.

House A has been set back a further 3 metres from the rear elevation of nos. 32 and 34 Bamford Road than the existing dwelling and this southern (side) facing elevation does not contain any windows at first floor level, thereby preserving the levels of privacy enjoyed by the residents of nos. 32 and 34 Bamford Road. There is a habitable room window at first floor level in the eastern (front) elevation that faces towards nos. 6 to 8 Bamford Grove. However, the distance between these two properties is approximately 15 metres and is comparable to the existing relationship with no. 10 Bamford Grove. The remaining first floor habitable room windows in the western and northern elevations (rear and side) do not directly overlook any of the

adjoining private garden areas. The second floor windows in the rear elevation do not directly overlook any of the adjoining private garden areas.

Of the 7 first and second floor windows within House B, only one in the eastern (front) elevation faces towards an adjoining dwelling, namely 16a Hesketh Avenue. However, as there are no windows in the side elevation of no. 16a Hesketh Avenue, it is not considered that the siting of House B in this location will reduce the levels of privacy enjoyed by the occupants of that bungalow. The remaining first and second floor windows look out over the properties own private amenity area.

Given the above, it is not considered that the siting of the two dwellings in the location proposed will unduly impact upon the levels of privacy enjoyed by the occupants of those dwellings that adjoin the site.

*b. Access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings*

Vehicular access to the site is currently taken from Hesketh Avenue. This access is to be retained and will now serve an additional dwelling. It is not considered that the comings and goings associated with this additional dwelling will have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of nos. 16, 16a and 18 Hesketh Avenue.

*c. The scale and design of the development is compatible with the character of buildings in the surrounding area*

The proposed dwellings will be of a similar scale to the existing house, though the eaves will be slightly lower. However, in order to gain a more useable layout the new houses are deeper, which in turn means the ridge height is higher than the existing dwelling (no. 10 Bamford Grove). Nevertheless, their overall height is still lower than the dwellings that surround the site, except for the bungalow at 16A Hesketh Avenue. Given the above, the scale of the proposed dwellings is considered acceptable.

While the proposed dwellings are traditional in their form, in that they are topped with pitched roofs, their facades have been treated in a contemporary manner. The primary brickwork will be a smooth red brick similar to that found on the front elevations of most of the surrounding houses and the roof is to be clad in slate to match nearby properties.

Elements of the house (family room, entrance porch and garage) are treated as “bolt-ons” to the main form and as such they are all single storey. These elements are treated in a more contemporary manner being treated in a grey/brown/red brick similar to those found on Hesketh Avenue and the rear of most of the surrounding houses, while the entrance porch and garages are clad in black timber vertical boarding similar to the painted timber infill panels that are prominent in the area. The remainder of the ground floor is predominately glazed to balance the more solid upper floors.

The chimney stacks are also oversized and expressed to provide relief to the rear and side elevations and are built using a light sandstone to provide a strong contrast to the red and black elsewhere.

Dormer windows are inserted on the rear elevation for the two second floor bedrooms, whereas on the front the tall staircase window is continued up as the main feature of the front elevation. These dormers, along with the chimney stacks, provide the necessary verticality to balance the more horizontal elements of the design. The dormers are clad in a dark zinc to blend in with the slate roof.

The design of the dwellings provides a balance between the traditional and contemporary approaches and as such the dwellings are considered to be a welcome addition to the area.

*d. There is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings*

The proposed dwellings are 9, 12 and 15 metres away from the nearest dwellings on Bamford Grove, Bamford Road and Hesketh Avenue. Given these distances and the fact that Houses A and B are sited to the north of the neighbouring dwellings, it is not considered that their location within the site will lead to the overshadowing of those properties and nor would they form an over dominant feature.

*e. The proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats*

There are 9 trees and 3 group of trees within and adjoining the site. Of these trees, 3 are category B (moderate quality) trees, 5 are category C (low quality) trees and 1 is a category U (very low quality) tree. The 3 groups of trees have been classified as being of low quality.

Only one of the trees, the category U tree, is proposed to be felled. Given that it is of very low quality due to root severance and limb failure, the removal of this tree is considered acceptable. A condition, requiring its replacement will be attached to any consent granted.

*f. The proposed and existing dwellings retain adequate levels of private amenity space*

Both House A and B are situated in plots comparable to, and in some cases exceeding, those found on the neighbouring street of Bamford Grove, Bamford Road and Hesketh Road. It is considered that given the size of the two plots sufficient amenity space is provided for each of these 5 bed dwellings.

*g. In the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area*

The site is not in a conservation area.



While it has been determined that the site is a backland site, it is considered from the analysis above that developing this site along the lines proposed does not conflict with Policy DC6.2 and would not give rise to unacceptable impacts in terms of residential amenity.

**Disabled Access** – The main entrance doors and ground floors will have level thresholds and be wide enough to allow for wheelchair use. The circulation space and ground floor WC will also meet current standards. The level of accessibility is considered acceptable.

**Visual Amenity** – The existing dwelling and the site itself are in a somewhat dilapidated condition. Given this, it is considered that the erection of two well designed dwellings, and the associated tidying up of the site, will not unduly impact upon the levels of visual amenity enjoyed within the vicinity of the site.

**Pedestrian and Highway Safety** – It is not considered that the two dwellings will significantly increase the level of traffic along Hesketh Avenue so as to prove detrimental to the levels of pedestrian and highway safety enjoyed along that road. In addition, given the 200% parking provision proposed the development should not lead to an increase in on-street parking.

**Ecology** – The submitted bat survey has determined that the existing building is of “low” suitability for bat habitation. However, it has recommended that a further survey be undertaken between May and September to satisfactorily confirm the presence or absence of bats. This will be the subject of a planning condition.

**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 polices 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 of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

## **Recommendation - APPROVE**

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

### **Conditions**

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- a. Site Location Plan L(--)-000, stamped as received on 19th May 2016
- b. Site Layout as existing L(--)-001, stamped as received on 19th May 2016
- c. Site Layout as proposed Ground Floor L(--)-002, stamped as received on 19th May 2016
- d. Site Layout as proposed First Floor L(--)-003, stamped as received on 19th May 2016
- e. Site Layout as proposed Second Floor L(--)-004, stamped as received on 19th May 2016
- f. Existing Elevations L(20)001, stamped as received on 19th May 2016
- g. Front Elevation (both houses) L(20)011, stamped as received on 19th May 2016
- h. House A Side Elevation L(20)021, stamped as received on 19th May 2016
- i. Rear Elevation (both houses) L(20)031, stamped as received on 19th May 2016
- j. House A Side Elevation L(20)041, stamped as received on 19th May 2016
- k. House B Side Elevation L(20)051, stamped as received on 19th May 2016
- l. House B Side Elevation L(20)061, stamped as received on 19th May 2016
- m. 3d Images, stamped as received on 19th May 2016
- n. Design and Access Statement, stamped as received on 19th 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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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

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

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

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out 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 DM1 and EN18 of the Core Strategy.

5) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. 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 policy DM1 in the Core Strategy Development Plan Document for the City of Manchester.

6) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the

City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

7) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

8) Prior to the demolition of no. 10 Bamford Road, a bat survey shall be undertaken to determine the presence of bats within the property. The findings of the report, including a timetable and methodology for the translocation of any bats discovered, shall be submitted to and be approved by the City Council as local planning authority.

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

9) No development shall commence until a replacement tree planting scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the dwellings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

10) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or

lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

11) No development shall commence until an Arboricultural Method Statement, detailing how the development hereby approved will be constructed in proximity to the retained trees, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall then be implemented in accordance with the approved details.

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.

### **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: 112209/FO/2016/S2 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  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Greater Manchester Police  
United Utilities Water PLC

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:**

Greater Manchester Police  
United Utilities Water PLC  
6 Bamford Grove, Manchester, M20 2FF  
10 Bamford Grove, Manchester, M20 2FF  
2 Bamford Grove, Didsbury, Manchester, M20 2FF  
38 Bamford Rd, Manchester, M20 2GW  
Bamford Grove, Manchester, M20 2FF

**Relevant Contact Officer :** David Lawless  
**Telephone number :** 0161 234 4543  
**Email :** d.lawless@manchester.gov.uk



□ Application site boundary    ● Neighbour notification  
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**PROPOSED LAYOUT**

Project	Barnford Grove Didsbury	Project No.	1543	Rev.	
Wk	Site Layout Second Floor	Draw No.	L6-004	Tr	DL
		Date	May 16	Chk	
		Scale	1:200@A3	App.	

Architects / Masterplanning / Urban Design