

Application Number	Date of Appln	Committee Date	Ward
112305/FO/2016/N1	27 May 2016	20 Oct 2016	Miles Platting and Newton Heath Ward

Proposal Erection of 73 x two and three storey dwellinghouses (Class C3) together with associated access roads, parking, landscaping and boundary treatment

Location Land Bounded By Mellor Street, Tideswell Avenue And Esplanade Adjacent To Rochdale Canal, Miles Platting, Manchester

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Agent Mr Graham Locke, PRP, Croxley House, 14 Lloyd Street, Manchester, M2 5ND,

Description

Introduction

The application site is located within the Miles Platting Neighbourhood Area and the Neighbourhood Planning process for the Miles Platting Neighbourhood began in 2004 with a number of drop-in events designed to gather residents views. A draft plan was formulated in 2006 following the appointment of the Renaissance Consortium as the preferred developer. The plan underwent a series of revisions following further consultations with residents and key stakeholders including the commercial sector and community groups. The final version of the neighbourhood plan reflects the aspirations of the local community.

The principal of development of this land for housing formed part of the Neighbourhood Plan for Miles Platting approved as part of an outline application approved 5th September 2006 (ref: 079633/OO/2006/N1) for the re-development of the Miles Platting Neighbourhood area. This permission established the guiding principles for the regeneration of the area, including a parameters plan indicating the areas where new development will come forward and where existing properties will be refurbished. It included the opportunity to create a new east west link

This current planning application is a full detailed application for the works to be undertaken as part of the Private Finance Initiative (PFI) contract, this development site being identified as Cell 5. It is located at the heart of the PFI area, and would provide a wide choice of family homes for sale.

The area is predominantly residential in character. With the newly developed Platting Park facing the proposal site to the south east, as does the Rochdale Canal.

Planning History

Outline planning permission ref: 079633/OO/2006/N1 was granted on 5th September 2006 for the redevelopment of the Miles Platting Neighbourhood area, comprising the erection of a maximum of 1443 no. residential dwellings comprising a maximum of

875 no. houses and 568 no. apartments and means of access. Demolition of 278 residential properties and 28 areas of commercial properties/community facilities. Refurbishment works to 1757 retained houses and apartments. Erection of a maximum of 6935 sq. metres (gross) commercial and community facilities (Classes A1,A2,A3,A4,A5,D1 and D2) on Oldham Road/ Varley Street. Erection of a maximum 600 sq. metres (gross) inter-denominational community facility floorspace adjacent to Rochdale Canal (Class D1), provision of a maximum area of 0.74 hectares for education-related Class D1 use to south-east of St. Marks School, provision of 2.64 hectares public open space including canal-side walkway and informal amenity areas. And, the provision of new and refurbished highway network and associated parking.

In addition a detailed consent was obtained for the PFI service works element also in 2006 (ref 080520/FO/2006/N1) which delivered the road network and Platting Park around which this development cell has been designed.

The application site was allocated for build for sale residential properties, however, part of the make- up of the proposed 130 properties proposed were in the form of apartment blocks. The revised proposed site layout has been shaped by a number of constraints and opportunities with the desire identified within the PFI area having now transitioned to that of good sized family accommodation, and, as such this current application has been informed by this desire, therefore, rather than a Reserved Matters application being submitted, it now merits a Full planning application.

Proposal

Because of the lack of housing choice in the area, the PFI process sought to change the nature of the estate with the introduction of different typologies and tenures in order to regenerate the area, and, as a result, selective demolition was identified across the estate including that within this development Cell known as Cell 5.

This application seeks approval for the development of 73 two and three storey dwellings (Class C3) together with access roads, parking, landscaping and boundary treatment. The make-up of the proposed dwellings are as follows:

15 x 2 bed units 20% of the total
26 x 3 bed units 36% of the total
32 x 4 bed units 44% of the total.

The site is bounded by Mellor Street to the north, and Rochdale Road and Platting Park to the south. Platting Park is the newly formed linear park running east to west through the area. The site sits almost central to the Miles Platting neighbourhood and its prominent position will help to inform future regeneration and redevelopment of the wider area. The site was previously occupied by Mellor Mill and three short terraces of housing which were demolished in 2007/ 2008 as part of the ongoing Regeneration proposals.

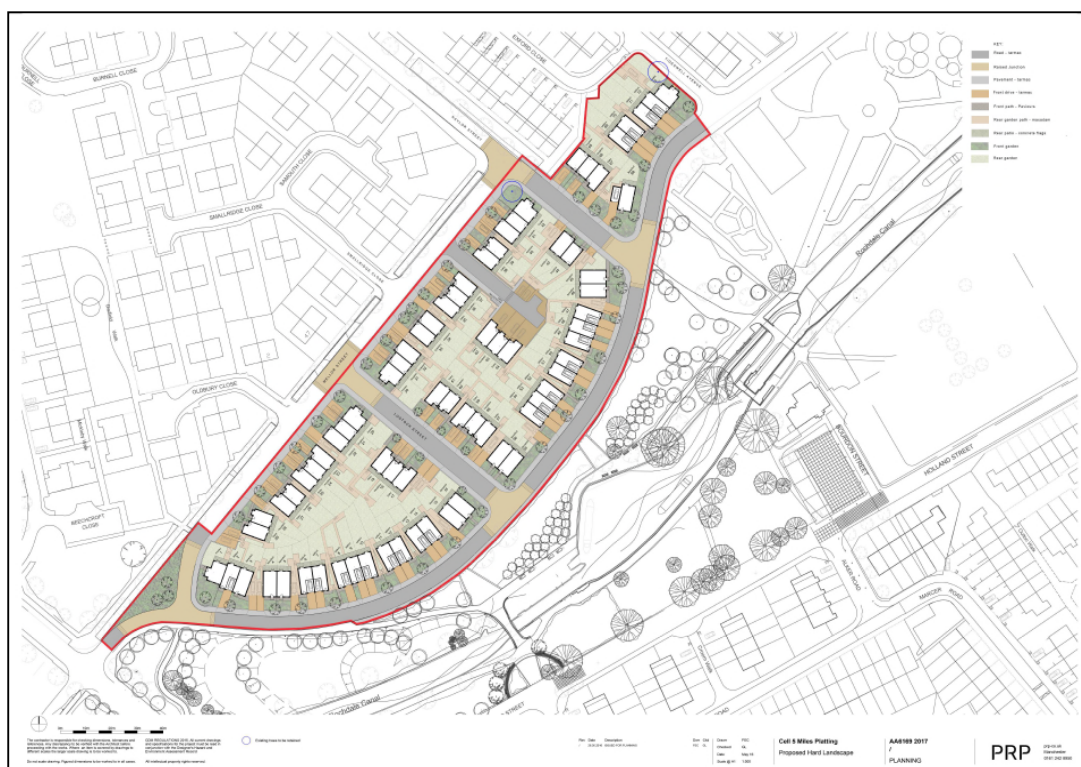
The site extends to 1.95 hectares and is currently vacant. It is relatively flat and currently comprises of rough ground where the series of former mill buildings and residential properties previously stood.

The proposal includes the opportunity to create a new east west link through the centre of the estate, an attractive route connecting the residential estate to Jersey Street and Ancoats, New Islington and the City Centre to the west. The Esplanade will bring greater activity to Platting Park making it a safe place to use and enjoy, with the houses bordering it providing natural surveillance over it.

Cell 5 takes its design inspiration from Victoria Mill (grade II star) which lies to the east of the site, and, the mill architecture which once lined the Rochdale Canal. The three storey properties would be sited to the front of the development site along the proposed new road (The esplanade), and would comprise of three storey brick construction with a parapet roof to the front that has a dual pitched roof sitting behind the parapet. The fenestration mirrors that within Victoria Mill. Each property has an in curtilage parking space, some of which are in the form of integral garages, and private amenity space with gardens front and rear. The 2 storey properties are sited further back within the site, where they meet the existing properties on Oldbury Close, Mellor Street, Smallridge Close and Naylor Street. Each property again has in curtilage parking space, and gardens front and rear.

The layout shows a hierarchy of streets, which provide permeability for pedestrians and cyclists as well as vehicles. Vehicular access to the site would be taken from Mellor Street, Lostock Street, Naylor Street and Tideswell Avenue. The properties that face onto Platting Park in addition to the above access roads will also be accessed from the new road that will run to the front of Platting Park. The layout has dwellings facing onto Tideswell Avenue, Mellor Street, Lostock Street, Naylor Street and the proposed new road. There are raised junctions planned throughout the development. All the dwellings will front onto streets.

The proposal currently under consideration covers the area previously forming Phase 3 of the approved outline planning approval (ref: 079633/OO/2006/N1). This scheme would effectively bring forward the next phase of the development in the Miles Platting PFI. (See proposed layout below)



Interest- Members of the Committee are advised that the City Council has an interest in this application site as landowner. However, the Committee must disregard these interests and exercise its duty as Local Planning Authority only.

Consultations

The application has been advertised on site, and in the press as being a Major Development.

Local Residents/Local Businesses- fourteen e-mails have been received from the occupants of properties on Butler Street, Garforth Avenue, Milners Wharf, Munday Street and Stag Hill Basingstoke.

The main points of objection are:

- 1/ The removal of the trees on the site. They have concerns that the developer has not planted some of the trees following the first phase.
- 2/ They believe, that there are already enough houses in the area, however, the greenery is minimal.
- 3/ There is numerous wildlife including bats and birds in these trees, it is destroying their homes and cutting all greenery out of Manchester. Manchester has such little green space and it's an area where people can walk their dogs, children play, and wildlife can flourish.
- 4/ I understand housing development is important, but wiping out green areas and parks around existing housing is unacceptable, as is the removal of category A and B flora and fauna.

One of the other concerns of one of the local residents is not directly related to this particular submission, but raises concerns that the developer has not completed previous developments before embarking on further developments.

The comments relating to previous developments have been related to the developer, and, are being dealt with independently of this planning application.

One letter of support has been received which comments as follows:

As a local resident I would like to express my support for this application. This is another piece of the jigsaw which will change the face of Miles Platting / New Islington area. This application will continue to improve the viability of shops and services in the area, which all do a great job in the area. Anything which can enhance their offer and viability will be welcomed. I strongly support the design configuration of the houses fronting onto Victoria Mill, Platting Park and the Rochdale Canal. This route has the potential to become Manchester's main radial green artery. The number of cyclists and walkers along this route is already adding vibrancy to Miles Platting. An improved feeling of safety generated by the natural surveillance from these new buildings should further enhance this, and provide more natural surveillance to the Community Library and adjacent play facilities.

Head of Environmental Health – No objections to the proposal subject to the attachment of conditions relating to Refuse and Contaminated Land (submission of a Preliminary Risk Assessment is required and any identified remediation requirements are implemented, followed by a final verification report).

Head of Highways Services - Have reviewed the above application and advised that there are no objections in principle. It is considered that traffic impacts on the

surrounding highway are expected to be accommodated within the existing highway network.

The parking provision of 1 off street parking space per unit is considered acceptable in principle, with some of the properties having integral garages. Advice is given regarding highways adoption, highway closure procedures, pedestrian visibility splays and boundary treatments, and compliance with traffic calming regulations.

The Cul De Sac on Mellor Street shall have yellow lines to ensure that there is no on street parking so as to facilitate access by emergency vehicles and refuse vehicles.

Director of Housing – Has no specific comment to make on these proposals but is supportive of development to provide much needed housing.

United Utilities – Have no objection to the proposal provided that a condition is attached to any approval in relation to disposal of foul and surface waters for the site in line with the surface water management hierarchy, and that surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems.

They advise that a public sewer crosses this site and they will not permit building over this. They require an access strip width of six metres, which is three metres either side of the centre line of the sewer. There is also a water main across the site, and development will not be permitted in close proximity to the main. An access strip of no less than 5 metres will be required, this being 2.5 metres either side of the centre line of the pipe

In addition United Utilities recommend the attachment of a condition relating to the maintenance of sustainable drainage systems.

Environment Agency – have no objection in principle to the proposed development. However, should the City Council as local planning authority be minded to approve the proposal it is recommended that a contaminated land condition is attached to any approval granted to ensure that risks to controlled water receptors are appropriately assessed and mitigated.

Canal and River Trust- No objections to the proposal subject to the attachment of conditions relating to reduction in linear parking along the canal frontage, accidental vehicular entry into the water and protection of the Rochdale Canal against pollution during the construction phase and use of the development.

Flood Risk Management Team - No objections to the proposal subject to the attachment of conditions relating to surface water run- off and sustainable drainage systems.

GMEU –The site is generally of low ecological value, the main constraints being the proximity of the development to the Rochdale Canal. It is therefore recommended that a condition requiring the submission and approval of a methodology statement for the protection of the Rochdale Canal during the construction phase be added to any consent granted. The detailed inspection of the trees has resulted in the

downgrading of the bat roost potential of all the trees to negligible to low. No further surveys are required at this stage. However, should the trees not be removed by 1st of April 2017, the trees will be reassessed for bat roost potential.

The main features of ecological value that are to be lost from the site are the trees, however, the proposed landscaping scheme includes significant numbers of trees, adequate to mitigate against those lost, though in the short term they will not mitigate for the loss of bird nesting habitat. It is therefore recommended that conditions relating to tree works during nesting season, and the submission and approval of a landscape management plan be submitted to and approved in writing by the City Council as local planning authority, and thereafter implemented.

Greater Manchester Police Secured by Design- No objections subject to the implementation of the measures proposed in the Crime Impact Statement.

Issues

National Planning Policy Framework

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted.

National Planning Policy Framework has been related to the proposed development, with particular emphasis given to the following: These issues have been considered with reference to the core strategy policies as set out in the report.

Core planning principles in the Framework - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

- i. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- iii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- iv. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable

- resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution;
- v. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - vi. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;
 - vii. 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
 - viii. 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.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
- ii. Chapter 4: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 6: Delivering a wide choice of high quality homes - Refers to the delivery of policies that will result in significant increases to the supply of housing. Policy 6 specifically states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- iv. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- v. Chapter 11: Conserving and enhancing the natural environment - Refers to the delivery of policies to minimise pollution and other adverse effects on the local and natural environment; and encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value.

The proposed development would accord with the policies within the NPPF in that the scheme would lead to the creation of 73 two, three and four bedroom well designed homes on a brownfield site, which would help to support the local economy within the area.

Section 12 of the NPPF outlines the Governments objectives in terms of conserving and enhancing the historic environment. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 goes on to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 states where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Noise states that 'Local planning authorities' should take account of the acoustic environment and in doing so consider:

- o whether or not a significant adverse effect is occurring or likely to occur;
- o whether or not an adverse effect is occurring or likely to occur; and
- o whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- o engineering: reducing the noise generated at source and/or containing the noise generated;
- o layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- o using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- o mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- o layout - the way in which buildings and spaces relate to each other
- o form - the shape of buildings
- o scale - the size of buildings

- o detailing - the important smaller elements of building and spaces
- o materials - what a building is made from

It is not considered that the proposed development would lead to any adverse impacts in regard to noise and residential disamenity to existing residents in the local area.

Core Strategy

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. Appendix C of the Core Strategy has a list of superseded policies and their replacements.

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.

The following specific policies are considered to be particularly relevant to the proposed development:

Policy SP1- Spatial Principles

Policy SP1 advises that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. Policy SP1 states under Core Development Principles, that 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;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposed development would accord with policy SP1 in that the scheme would provide high quality and diverse housing close to a district centre in East Manchester.

Policy H1 - Overall Housing Provision

Policy H1 prioritises residential development on previously developed land, in particular through the re-use of vacant housing or other existing buildings.

The proposed development would accord with policy H1 in delivering 73 homes on a brownfield site.

Policy H2- Strategic Housing Location

The key location for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing. Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits. Developers should take advantage of these opportunities by:-

Diversifying the housing offer with particular emphasis on providing medium density (40-50 dwellings per hectare) family housing including affordable housing. In locations which are close to the City Centre, such as the Lower Irk Valley and Holt Town, higher densities will be appropriate. However, the provision of family homes should remain an emphasis in these areas, too.

Including environmental improvements across the area.

Creating sustainable neighbourhoods which include complementary facilities and services.

Considering the scope to include a residential element as part of employment-led development.

Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure as set out in the energy policies (EN4 - EN7).

Housing proposals in the Strategic Housing Location, in particular in West Gorton, the Irk Valley, Holt Town and the Lower Medlock Valley, will need to take account of the flood risk issues in line with policy EN14 - Flood Risk.

This site is a strategic housing location and the delivery of development will help the delivery of the adopted core strategy, and thus would accord with the aspirations of policy H2.

Policy H4 - East Manchester

East Manchester, over the lifetime of the Core Strategy will accommodate around 30% of new residential development, and that high density housing would be permitted within parts of East Manchester that fall within the Regional Centre which is adjacent to the City Centre. The proposed development would accord with policy H4 by facilitating the delivery of 73 dwellings in East Manchester.

Policy H8 - Affordable Housing

Requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed.

This issue is dealt with in detail elsewhere in the report.

Policy EN3- Heritage - states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposal has been designed to preserve the setting of the nearby Grade II star Listed Building (Victoria Mill) and redevelops a vacant site in a key regeneration area. The proposed houses are considered to be a high quality addition to the area reflecting the key characteristics of the area in terms of siting, scale, massing and materiality, these having been informed by the Mill itself.

Policy EN6 - Target Framework for CO2 reductions from low or zero carbon energy supplies

Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target shown in Tables 12.1 or 12.2, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement.

A Code for Sustainable Homes Pre-estimator has been submitted to accompany this application. This issue is addressed elsewhere in the report.

Policy EN14 -Flood Risk

In line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

In addition to the requirements for site-specific Flood Risk Assessments (FRAs), an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.

All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.

Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted /hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure. This issue is dealt with in greater detail elsewhere in this report.

Policy DM1 Development Management - Follows the principles advocated in the aforementioned policies and informs 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

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

Unitary Development Plan for the City of Manchester

Saved UDP Policy DC16 -states that, in considering development proposals for any site, the retention of existing trees and the planting of new trees within the public highway and along the public frontages of the site will be encouraged by the Council. Except where trees are shown to be in poor health or are individually of little amenity value, or where a satisfactory replanting scheme is more desirable, the Council will not normally permit development proposals which would involve the loss of significant trees and would thereby change the visual character of the street. The proposed development includes the planting of trees to a number of front gardens, giving a total of circa 50 new trees being proposed which would accord with policy DC16. Furthermore there are approximately 150 new trees planted in the new Platting Park which is immediately opposite the proposal site.

Saved UDP Policy DC19 Listed Buildings- DC19 'Listed Buildings' - In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

There is sufficient spatial separation between the proposed development and the Grade II star listed building (Victoria Mill) for the proposed development to not have a direct impact upon the listed building, however, the quality, design and massing of the proposed development has been carefully considered so as to positively contribute to the continued setting of the Mill.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban

area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Under point 2.12 'Buildings should front onto streets', the Guide states that: It is important to achieve an adequate level of enclosure if streets and open spaces are to provide a sense of place and help people feel comfortable and safe. Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance.

The development would accord with the principles outlined above in respect of the provision of strong well defined street frontages, and surveillance. It produces a well-designed development with permeable routes that relate well to existing properties, and creates link through to new areas such as the Rochdale Canal and Platting Park.

East Manchester Strategic Regeneration Framework

East Manchester Strategic Regeneration Framework's broad aim to regenerate this area of the city comprised of a number of key elements , including the need to create sustainable communities; secure the highest standards of physical redevelopment; ensure that development was commercially viable and geared to generating and extending housing choice to a wider cross section of the community; recognising the history of East Manchester; recognising the importance of natural features and enhancing physical and visual connections .

The SRF was refreshed to create a framework for 2008-2018 and specific objectives included the creation of new family housing structured on a regular grid street pattern; the continued desire to promote housing renewal, establish a clear block structure, establish a mixed residential commercial canal-side neighbourhood west of Hulme Hall Lane, reinforce the Rochdale Canal and associated Greenspace, establish a green link between the Rochdale Canal and the Medlock Valley along Varley Street, provide a mix of housing tenures through new housing development and establish a community service / leisure hub at the junction of Varley Street and Oldham Road

The proposed development has been designed to accord with and aid the delivery of these specific objectives.

Principle

The principle of developing this site for residential purposes has been established as part of outline planning approval for the redevelopment of the Miles Platting PFI Neighbourhood area, Outline planning permission ref: 079633/OO/2006/N1 for the redevelopment of the Miles Platting Neighbourhood area, comprising the erection of a maximum of 1443 no. residential dwellings comprising a maximum of 875 no. houses and 568 no. apartments and means of access. Demolition of 278 residential properties and 28 areas of commercial properties/community facilities. Refurbishment works to 1757 retained houses and apartments. Erection of a maximum of 6935 sq. metres (gross) commercial and community facilities (Classes A1,A2,A3,A4,A5,D1 and D2) on Oldham Road/ Varley Street. Erection of a maximum 600 sq. metres (gross) inter-denominational community facility floorspace adjacent to

Rochdale Canal (Class D1), provision of a maximum area of 0.74 hectares for education-related Class D1 use to south-east of St. Marks School, provision of 2.64 hectares public open space including canal-side walkway and informal amenity areas, and, the provision of new and refurbished highway network and associated parking.

This was approved subject to conditions on 5th September 2006

Furthermore, the site is in a predominantly residential area of Miles Platting, and the principle of using this site for residential purposes is considered to be acceptable in this location.

Regeneration

The proposed development is considered to have the amount of development to facilitate the creation of an attractive sustainable community and improve the local neighbourhood. The scheme is a key phase of a larger residential development in the Miles Platting PFI area, which would deliver a range of family housing on a previously cleared site.

Proposed Massing/ layout of schemes and context within area

The proposal relates to the comprehensive re-development of this site for residential development. The proposal would comprise buildings of a mix of 2 and 3 storeys. The layout has been designed so that the scheme incorporates the principles of the Development Guide by ensuring that all units have their principle frontage to the street and all the properties have car parking within the dwelling curtilage. The streets would form a linked network to provide connectivity to the surrounding area. The layout shows a hierarchy of streets, which provide permeability for pedestrians and cycles as well as vehicles. The layout allows for natural surveillance of people using the green spaces/ leisure areas in the form of the canal and its walkways and the newly formed Platting Park. The residential properties relate well to the historical features of the area in the form of the mill buildings in particular Victoria Mill, and the sympathetic style of the houses provides an attractive vista into and out of the proposed development.

Each of the routes within the site would be clearly defined by pavements along the side of the roads allowing for a high degree of legibility for pedestrians throughout the scheme. The routes have been designed to be safe, secure and user friendly and would encourage and support the development of a pedestrian link through the scheme. This will encourage people to continue to use the development by a full range of transport modes including walking and cycling thereby reducing reliance on the car.

The proposal reflects a traditional form of development, and incorporates traditional influences in the form of medium density development set around the existing road pattern, and new highways. The properties were to be built with front gardens to provide defensible space from the highway, with a larger private garden to the rear or side for amenity space. This approach is considered to be in line with modern day visibility splays, good urban design principles and the streetscape. Therefore, it is considered that the layout of the development is acceptable; it reflects the spirit of the adjoining neighbourhood and is not considered to be overdevelopment of the site. Furthermore, the height and scale of the proposed buildings are considered to be

acceptable in this location, producing a strong impressive frontage through the 3 storey houses proposed along the new road (The Esplanade), and dropping down as the houses are sited further back into the site to relate to the existing 2 storey houses on Mellor Street.

Design and Appearance

The proposed development would improve the appearance of the area. The proposed buildings are a traditional design that utilises the positive features of the site and surrounding properties. The dwellinghouses are designed as two and three storey dwellings to be sympathetic to the existing surrounding buildings and address the street with building frontages and elevational interest. The three storey dwellinghouses face onto The Esplanade and at highway junctions provide focal points within the development. The three storey properties have varying solutions for parking provision. There are some that have integral garages, with the others providing a parking space on the driveway. The design of the elevation has been carefully considered to ensure that the ground floor has natural surveillance and vitality, and that there is not a monolithic run of brickwork at street level. This punctuation provides windows at ground level resulting in houses that would relate well to each other within the context of the street scene, and, in urban design terms form a positive frontage. Furthermore, given their juxtaposition to Platting Park, the scale and mass of properties fronting onto The Esplanade have been designed to respect the character and grain of the area and of the existing buildings, particularly Victoria Mill. The three storey properties provide the scale and massing necessary on this prominent frontage facing onto the park. In urban design terms, they would provide the visual strength and architectural presence when viewed from the park, and in the street scene as the curve of the Esplanade is followed.

The suggested materials are traditional with a mix of brickwork, timber doors and roof tiles. The three storey properties are a mix of parapet frontage with hipped roof sitting behind, and gable elevations. A condition would be attached to any consent granted with regards to the final palette of materials to be used. However the brickwork will be of a primary red brick to again pick up the palette of Victoria Mill, with detailing and banding being picked up in a contrasting colour. The window reveals will be set deep as in the Mill, with a recessed window of 90mm.

All of the houses have either living room, or kitchen /dining room windows overlooking the street to increase visual surveillance and to be in line with the City Council's Guide to Development. The houses would have quality boundary treatments including brick walls with railings above to the front of properties, and timber fencing to rear gardens to create a suburban appearance, and low boundaries to highway junctions to improve visibility.

It is considered that the development would create a positive feature within the Miles Platting area.

Secure by Design

The priority has been to create a quality development, which encompasses the key principles to ensure a safe and secure environment. The proposed street layout has been designed to maximise personal safety, the security of property and reduce opportunities for crime as a result of natural surveillance. A Crime Impact Statement

has been submitted as part of this application, and, provided that the physical security specifications and management procedures listed in the report are implemented the scheme should achieve secure by design accreditation. It is therefore recommended that a Secure by Design condition is attached to any approval

Traffic Generation

In respect of non-car accessibility of the site, the site is easily accessible by public transport, by cycle and on foot.

In relation to the impact of traffic on the local highway network, the potential number of properties has been drastically reduced from 130 as proposed in the original outline application to 73 properties. As such this will mean that there would be a reduction in vehicles that would be using the existing and proposed highway network. The proposed development will continue to be accessed by safe and efficient vehicular access arrangements; it is considered that the proposed development would be able to be accommodated within the local highway network.

Access/ Parking including Cycle Parking

Vehicular access to the site would be taken from existing highways, including Oldham Road, Mellor Street and Tideswell Avenue. The layout would also include the introduction of the new road in the form of the Esplanade ', which creates a new connecting route.

Parking provision has been provided in the form of in-curtilage parking to all of the proposed dwellinghouses, with this being in the form of an integral garage to some properties and on driveways in all other cases.

It is considered that the nature and levels of car parking proposed would be appropriate in this locality.

As part of providing a sustainable development which in turn encourages alternative modes of transport to the motor vehicle, the properties all have the potential for cycle storage either within the development, in the garages or within the houses or in the rear gardens, and the developer is willing to install fixed storage facilities for the occupants.

Traffic Calming

The road layout incorporates traffic calming in the form of raised tables / junctions on Mellor Street, Lostock Street, Naylor Street and the new Esplanade. This approach was considered acceptable by Highway Services.

Landscaping

The landscaping proposal consists of low wall and railing treatment to front boundaries, with flagged areas to small front garden areas, and grassed areas adjacent to driveways to the front gardens. Whilst it is acknowledged that there would be the loss of thirty two existing trees on the site, in addition to the garden trees proposed in the front gardens throughout the development, (circa 50 in total), 150 new trees have been planted in Platting Park, which assists with the greening up of the local and wider area, and is a net gain of trees within the development. The

Arboriculturist has raised no objections to the loss of trees, and the proposed planting would comply with policies EN9 and EN15 in the Core Strategy.

Quality design and good management of the public realm will be essential to creating a safe and viable location. To this end it is important to create pedestrian-friendly environments, whilst accommodating the vehicle and servicing requirements. It is considered that the high quality public realm works proposed would create safe and secure pedestrian routes. In addition a landscaping condition to ensure a quality landscaping scheme to complement the quality of the physical build would be attached to any consent granted.

There is an area on Mellor Street that lies between the existing houses and the proposed development, this will accommodate three trees, and, will be managed by a Management Company. This arrangement would be secured via a condition attached to any consent granted.

Ecology

The Ecological Assessment results show no active bat roosts in the area for development. However, the trees within the site provide suitable foraging and nesting habitat for birds. It is therefore recommended where trees are scheduled for removal, should this be after the 1st of April 2017, further inspections should take place. This would be the subject of a condition attached to any consent granted, along with a condition requiring that any works take place outside the bird nesting season, as a safeguard.

Residential Amenity

With regard to the proposed uses on the site and potential noise, it is considered that the buildings would be suitably insulated to prevent any significant break out of noise and to prevent occupiers of the dwellings being disturbed from external noise sources.

In addition, it is recommended that a condition be attached to any approval to require a management strategy and mitigation measures for the construction phase of the development in order to minimise disruption such as dust from the construction works on the local environment.

It is acknowledged that there are residential properties directly surrounding the application site, and there would be a significant increase in the amount of development on the site compared to the current vacant site. However, as this is a residential proposal and the site was previously occupied by residential properties, there should not be a significant increase in the noise generated from the site and the general activity should be limited to residents leaving and returning to the accommodation. The height of the new houses is only two storeys/ three storeys, and there is sufficient distance proposed between existing and proposed properties to safeguard privacy, overlooking and enjoyment of private amenity space, and therefore, it is not considered that the development would have a significant impact on any of the surrounding terraced and semi detached properties.

Access for Disabled People

The development has been designed to comply with Lifetime Homes, and would have level access. A condition is proposed to require the finalised details of route widths, levels and gradients to the external areas around the proposed properties

Sustainability issues

The applicant has submitted a Code for Sustainable Homes Pre Estimator Report, which indicates that a level comparable to the previous Code for sustainable Homes level 3 rating is being targeted. It is recommended that a condition be attached to any approval to require the development to be implemented in accordance with the measures as set out within the code for sustainable homes pre estimator report.

Contaminated Land

The site is currently formed of vacant land (formerly occupied by dwellings), and areas of grassland with some mature trees.

A Ground Investigation report has been submitted to accompany the planning application, but there were a number of outstanding matters (submission of a Preliminary Risk Assessment is required and any identified remediation requirements are implemented, followed by a final verification report). It is therefore recommended that a condition be attached relating to contaminated land and landfill gas measures be attached to any approval pending the receipt of the information outlined above.

Flood Risk

The planning application was accompanied by a Flood Risk Assessment by Sutcliffe and Company.

This site falls within EA Flood Zone 1 and is at low risk of flooding. Therefore there are no additional measures required to mitigate flood risk.

The local Strategic Flood Risk Assessment identifies the Miles Platting/ Newton Heath area as being a Critical Drainage Area. The SFRA shows the site to be in an area identified for housing, and outside of any areas of historic flooding and surface water flooding, but close to areas susceptible of surface water flooding. The site is outside areas susceptible to groundwater flooding, flooding from infrastructure failure and fluvial flooding, the risk of flooding from these sources is low.

The main risk from climate change is the projected increase in the frequency of extreme rainfall events. Although the site is classed as Brownfield the fact that the site has been vacant for a long period of time merits it being addressed as a Greenfield site with the Greenfield run off rates being applicable. This approach has been agreed between the developer and the Flood Risk Management Team and a condition to that effect would be attached to any consent granted.

There is no residual flood risk from the development site to the surrounding district due to the reduction in storm water flow rates to the surrounding public sewers. The development does not therefore increase the risk of flooding to other adjacent neighbourhoods. Out of chamber or gully flooding for the extreme 100 year plus climate change event may occur within the development site and is classed as exceedance flows. Flood water from this event will be where possible contained

within the development site and directed away from the building to the external roads, parking areas and hard and soft landscaped areas. The general slope of the external ground levels is away from the buildings to ensure run off is not directed towards the buildings this provides flood routes around the building during exceedance events. Attenuation is to be provided up to and including the 100 year plus climate change return period event. The inclusion of this storage mitigates the flood risk, both on and off site, which results from the development.

Foul water generated by the development will be discharged to the adjacent combined water public sewers. The foul discharge does not present an increased flood risk to the surrounding district.

In view of the comments received from the Flood Risk Management Team, in respect of flood and drainage matters, it is recommended that any approval is conditioned to require the submission of a surface water drainage scheme based on SUDS principles.

Refuse Storage

The site layout plan indicates that all the properties would have bin storage in either rear or side garden areas, and that four bins per property are proposed. All the properties would have internal space for the storage of recyclable and compostable materials pending transfer to the external appropriate bin. All the bin storage areas are easily accessible for moving to the kerbside on collection day.

Affordability

Policy H8 advises that new development will contribute to the City-wide target for 20% of new housing provision to be affordable.

The supporting SPD to this policy states that there are exemptions to the policy where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing or a proportion, or where material considerations indicate that intermediate or social rented housing would be inappropriate.

The criteria that might qualify development for exemptions that are of relevance in this instance include:

- that inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Framework, planning frameworks or other Council approved programmes.
- It would financially undermine significant development proposals critical to economic growth within the City;
- The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability.

The proposal will consist of properties that will be available through private market sale. As such, it is considered the proposal would meet an existing housing need in this part of the City particularly as there is an adequate supply of socially rented

accommodation. The need, in this instance, and to comply with policy, is for high quality build for sale accommodation.

This application relates to Cell 5 of the Miles Platting PFI a holistic regeneration which initially received outline approval in 2006, and this application should be seen as part of that larger scheme.

Initial phases of work were approved by Reserved Matters and subsequently built out. These early phases included the whole scale refurbishment of the retained properties, selective demolition and limited new development providing specialist accommodation for older people and a number of large family homes which were in short supply in the area. This element of re-provision was affordable Council properties to meet a targeted demand.

The retained properties are primarily available for social rent which was the main tenure in the area. And in order to create a more sustainable economically active neighbourhood, the ambition has always been to increase the number of owner occupiers choosing to move into the area. In the number of properties currently available and with a mix that delivers greater choice and variety to the community in terms of size style and tenure. This comprehensive regeneration, and the improved mix of dwellings, will ensure that the Miles Platting neighbourhood has a sustainable future. Cell 5 has always been designated as a build for market sale site. In addition the monies from these sites finance the refurbishment of the social housing, and the public realm improvements such as Platting Park, making Miles Platting a desirable place to want to live.

A significant number of refurbished affordable properties remain in Miles Platting and the surrounding neighbourhoods of East Manchester and the outline planning consent clearly established that the new development should deliver other forms of tenure in order that a sustainable economically active community could be created. To achieve this, the ambition has always been to increase the number of owner occupiers choosing to move into the area.

On completion the Miles Platting neighbourhood will have a sustainable community comprising of over 3300 dwellings, a net increase of over 40%
A high quality PRS scheme in this key regeneration area will assist in diversifying the housing market in this area which is predominately socially rented or privately owned.

Furthermore, this proposal will bring substantial regeneration benefits to the area by developing an under used site which no longer contributes to the vitality and viability of the area.

On this basis, the proposal is in accordance with the Council's approved guidance in relation to affordable housing. This type of accommodation which, as noted, will diversify the housing offer is also fully supported by the principles embedded in the East Manchester Strategic Development Framework.

As a consequence and in order to create a sustainable neighbourhood, all 73 properties in Cell 5 will be for open market sale.

Comments by Objectors

Loss of Trees— residents have expressed concern over the trees being lost to make way for the development, and there have also been concerns expressed over the use of the trees as bat roosts. Whilst any loss of trees is regrettable, this has to be weighed against the wider benefits of the regeneration that would be brought to this site and the wider PFI area by this development. The proposal would incorporate new tree planting, which results in a net gain in the total number of trees throughout the development site, this, coupled with those already planted within Platting Park is considered to be an acceptable tree replacement strategy, and the proposed planting would comply with policies EN9 and EN15 in the Core Strategy. A comprehensive ecology report has been submitted, and the evidence based document shows that the trees are not currently being used as roosts, however, should the trees not be removed by the 1st of April 2017 a further investigation would be required to ensure that the trees have not become bat roosts in the interim period. The issues with regards to concerns over incomplete works to previous phases has been reported to the applicants who have given assurances, that the tree planting works will be completed during the next phase of the planting season, and any dead trees will be replaced as per the planning condition within 5 years of planting.

Changes to the previously approved development – This application is a full planning application, and not a reserved matters scheme. As such there is no requirement to follow the site layout which was indicated on the previously approved parameters plan as part of planning approval ref: (079633/OO/2006/N1). Furthermore, the emphasis of the type of property has shifted, with the requirement being for good sized quality family properties with useable amenity space and off road parking. This development would satisfy that requirement rather than the previously approved scheme containing a mix of apartments. Therefore the evolution of the proposal is welcomed.

Conclusion

The redevelopment of this site with an attractive, quality development will bring major environmental and regeneration benefits.

Whilst the development will have certain impacts on the area, the conclusion reached is that there are measures that can and will be introduced to minimise any potential adverse impacts. There are clear positive elements to the proposal which would introduce a high quality housing development into East Manchester and contributes to improvements to the public realm in an accessible location for pedestrians and those travelling by public transport.

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

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval of the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Reason for recommendation

Conditions to be attached to the decision

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

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

2) The development hereby approved shall be carried out in accordance with the drawings numbered :-

AA6169 2000 Site Location Plan 27th May 2016, AA6169 2001 Existing Site Plan stamped as received 27th May 2016, AA6169 2002 Rev B proposed site layout stamped as received 27th May 2016, AA6169 2003 proposed Boundary Treatment Typologies stamped as received 27th May 2016, AA6169 2004 Existing Site Sections stamped as received 27th May 2016, AA6169 2006 Revision A Proposed Street Scenes C,D,E,F,G stamped as received 27th May 2016, AA6169 2017 Proposed Hard Landscape stamped as received 27th May 2016, AA6169 2020 Revision A Aylesbury House Type received by email 9th September 2016, AA6169 2021 Aylesbury floor plans stamped as received 27th May 2016, AA6169 2022 Revision A Beresford Elevations received by email 9th September 2016, AA6169 2023 Revision A Beresford Gable type Elevations received by email 9th September 2016, AA6169 2024 Beresford Floor Plans stamped as received 27th May 2016, AA6169 2025 Revision B Elevations Plot 68 received 9th September 2016, AA6169 2026 Revision A Plot 68 Floor Plans received 9th September 2016, AA6169 2027 Floor Plan Plot 68 Second Floor stamped as received 27th May 2016, AA6169 2028 Revision A Daley Elevations received 9th September 2016, AA6169 2029 Daley Floor Plans stamped as received 27th May 2016, AA6169 2030 Revision A Faraley Elevations (except Plot 1, 73) received 9th September 2016, AA6169 2031 Faraley House Type Floor Plans Stamped as Received 27th may 2016, AA6169 2032 Revision A Faraley Elevations

Plots 1 and 73 received 9th September, AA6169 2033 Revision A Milford Elevations received 9th September 2016, AA6169 2034 Millford Floor Plans Stamped as Received 27th May 2016, AA6169 2035 Revision A Pendleton Elevations received 9th September 2016, AA6169 2036 Pendleton Floor Plans Stamped as Received 27th May 2016, AA6169 2037 Revision A Singleton Elevations received 9th May 2016, AA6169 2038 Singleton Floor Plans Stamped as Received 27th May 2016, AA6169 2040 Revision C Proposed Street Scenes A and B received by Email 22nd September 2016, AA6169 2041 Revision B Proposed Street Scenes C,D,E,F,G received 9th September 2016, 28275/6003 Sutcliffe Drainage Strategy Revision P2 received 27th May 2016.

E-mail dated 2nd September 2016 from John Yeo (Lovell) confirming the width of the carriageway, and the commitment to double yellow lines to the cul-de-sac.

Documents Manchester Interpretive report uploaded 6th June 2016, Code Equivalent Checklist uploaded 6th June 2016, Arboricultural Impact Assessment uploaded 6th June 2016, Hard Landscaping Plan uploaded 6th June 2016, TEP Environmental Impact Assessment uploaded 6th June 2016, Sutcliffe Flood Risk Assessment uploaded 6th June 2016, Design and Access Statement uploaded 6th June 2016 and Crime Impact Statement uploaded 6th June 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 for Manchester.

3) Prior to commencement of works on site, a construction method statement, and a strategy for the management of construction traffic, (including information regarding site approach routes, and directional signage) shall be submitted to and approved in writing by the City Council as local planning authority. The construction method statement and strategy shall be implemented in full throughout the construction period.

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

4) All contractors vehicles entering and leaving the site during the construction period shall pass through a wheel wash. A 'Wheel Wash Scheme' for the development shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of development. The Wheel Wash Scheme shall provide details of the location of the wheel wash which shall ensure that it is positioned to allow use throughout each area of construction. The wheel wash shall be retained and available for use throughout the construction period.

Reason - To ensure, that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

5) All contractors' vehicles entering and leaving the site carrying loose materials, during the construction period shall be sheeted.

Reason - To ensure, that the proposed development is not prejudicial or a nuisance to the adjacent premises in the interests of public health and amenity, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

6) The details of an emergency telephone contact number for the contractor; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester.

7) 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.

8) The car parking shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The car parking spaces shall then be available at all times whilst the buildings are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

9) The development shall be carried out in accordance with the details within the submitted Crime Impact assessment stamped as uploaded 6th June 2016. 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.

10) The development hereby approved shall be implemented in full accordance with the measures as set out within the code for sustainable homes Pre-Assessment Summary uploaded 6th June 2016, Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the

construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

11) Full detailed designs (including specifications) of all highways works including Traffic Regulation Orders shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the development commencing. The development shall be implemented in accordance with the approved details prior to any residential property within the development being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

12) Within 3 months of the commencement of development a scheme showing the provision for disabled people to gain access to the development, including route widths, levels and gradients, shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policy DM1 of the Core Strategy.

13) 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.

14) Within the development, all trees, shrubs and hedges within the development and/or trees whose root structure may extend within the development, which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other operation approved by this permission is carried out. Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Core Strategy for Manchester.

15) No trees shall be felled, or have any works undertaken on them, during the bird nesting season (March to August inclusive).

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

16) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

17) Development shall not begin until a surface water drainage scheme for the site, based on a hierarchy of drainage options in the NPPG with evidence of an assessment of the site conditions has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

18) Notwithstanding the provisions of Class A, D, E, G Part 1, Class A, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 of any subsequent amending legislation, no extensions, free standing buildings or means of enclosure to properties within the development shall be erected on any public sewer or within a 3 metre strip either side of any public sewer; and no deep rooted shrubs and trees should be planted in the vicinity of the public sewer and overflow systems, unless full details of methodology for ensuring no undue impact is caused to the sewerage system, and those works are fully agreed in writing with the local planning authority.

Reason - To preserve access to the sewer for maintenance and improvement in the interests of flood prevention, pursuant to policy EN14 of the Core Strategy for Manchester.

19) 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) none of the dwellings hereby approved shall be used for any other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - 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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

20) Prior to the installation of driveways to dwellings, the surfacing materials shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason- To prevent the increased risk of flooding, pursuant to policy EN17 of the Core Strategy.

21) Development shall not begin until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to and agreed in writing by the local planning authority, the sustainable drainage management plan shall include as a minimum:

The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a residents management company and;
Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable

limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

22) The approved scheme for the storage and disposal of refuse shall be implemented in accordance with the Waste Management Strategy submitted with the application uploaded 6th June 2016. 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 the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

24) Notwithstanding plan ref:AA6169 2017 before the dwellinghouses hereby approved are occupied, a hard and soft landscaping treatment scheme for all areas of open space and landscaping, together with long term maintenance arrangements (including long- term, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens)) has been submitted to and approved in writing by the City Council as local planning authority. The content of the plan should include elements to mitigate for loss of trees, shrubs and bird nesting habitat. The approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase. 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 for Manchester.

25) Notwithstanding the details on plan ref: AA6169 2017 all highways within the development hereby approved shall be subject to 20 mph speed restrictions. Within

3 months of commencement of development a scheme to achieve this restriction shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The approved scheme shall be carried out in accordance with an implementation programme to be approved by the Local Planning Authority.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

26) If the tree removal hereby approved does not commence before 1st April 2017, the trees will be reassessed for bat roosting potential, and the finding supplied to and agreed in writing by the City Council as local planning authority.

Reason - Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

27) Development shall not begin until details of the measures to prevent any contaminated surface water run-off, wind-blown dust, or other debris entering the waterway or construction materials from the development reaching the Rochdale Canal have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall subsequently be implemented in accordance with the approved measures.

Reason - To prevent pollution of the Rochdale Canal, pursuant to policy EN14 and EN17 of the Core Strategy for Manchester.

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: 112305/FO/2016/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
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
North Neighbourhood Team
United Utilities Water PLC
Canal & River Trust
Greater Manchester Police
Greater Manchester Ecology Unit
Environment Agency

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:

2 Smallridge Close, Manchester, M40 7JZ
18 GARFORTH AVENUE, ANCOATS, MANCHESTER, M4 6JS
391 Bradford Road, Miles Platting, Manchester, M40 7BW
106 Milliners Wharf, 2 Munday Street, Manchester, M4 7BD
608, 7 munday Street, Manchester, M4 7AZ
29 Danson Street, Manchester, M40 7LQ
Apartment 84, Milliners wharf, Manchester, M47bb
Apartment 13, Manchester, M4 7EP
Apt 30 Block A, 12 Pollard st, Manchester, M4 7AJ
14 Garforth Ave, Manchester, M46JS
14 Garforth Avenue, Manchester, M4 6JS
Apt 126, 2 Munday street, Manchester, M4 7BD
52 Butler street, Manchester, M46jp
Flat 81, Milliners wharf, Manchester, M4 7bb
61 STAG HILL, BASINGSTOKE, RG226JF

Relevant Contact Officer : Janet Lawless
Telephone number : 0161 234 4535
Email : j.lawless@manchester.gov.uk



Application site boundary ● Neighbour notification
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