

Application Number	Date of Appln	Committee Date	Ward
113937/MO/2016	16th Sep 2016	15 th December 2016	Chorlton Park Ward

Proposal Reserved matters application arising from outline planning approval reference 109777/OO/2015/S1 relating to the appearance, landscaping, layout and scale for the erection of 74 no. dwellings (24 apartments and 50 dwellinghouses)

Location Land Bounded By Cavendish Road, Cavendish Primary School, Houseman Crescent & Georgia Avenue, Manchester, M20 2LR

Applicant Mr Mike Stone , Bellway Homes Ltd (Manchester Division), 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG,

Agent

Description

The application site is located adjacent to Cavendish Road Primary School and is bounded by Cavendish Road to the north, Cavendish Road Primary School to the east, and the rear of residential dwellings to the south (Houseman Crescent) and west (Georgia Avenue) within the Chorlton Park ward of Manchester.

Until recently the site formed part of the Withington Hospital Estate operated by the University Hospital of South Manchester NHS Foundation Trust (UHSM). At the northern end of the site facing onto Cavendish Road there is a derelict NHS building and car park. At the southern end of the site there are some older two storey buildings which were until recently used by NHS services as a furniture factory. Between these two areas the existing buildings have been demolished leaving a predominantly cleared site but with a few mature/semi-mature trees adjacent to the existing access road that runs north to south along the western boundary of the site.

The houses located along Cavendish Road are terraced and are generally two stories in height with some having dormer windows at roof level. Also on Cavendish Road, immediately to the west of the development site is the Brocklehurst Nursing Home which is predominantly two stories in height.

The residential properties along the southern and eastern boundaries are a mixture of both houses and apartments and have small rear gardens and yard areas that back onto the site. These properties are generally 3 stories in height.

The area of land to the west, occupied by Cavendish Road Primary School, is more open, with a car park and a playing field surrounded by mature trees.

To the immediate east and north of the application site is the Albert Park Conservation Area.



Aerial image of site edged in red (buildings within the central area of the site have previously been demolished)

There are trees on site that are subject to a Tree Preservation Order.

At its meeting on the 10th December 2015 Committee were minded to approve, subject to the signing of a section 106 agreement, outline planning application reference 109777/OO/2015/S1 for the erection of 79 x 2 and 3 storey residential units (Use Class C3) with access to be considered from Cavendish Road and all other matters reserved. A section 106 legal agreement was subsequently signed in accordance with the Committees resolution to make available 20% of residential properties on the site for first time buyers.

This outline approval set that the principle for residential development of the site for up to 79 dwellings up to 3 storeys in height, with access and 8 private driveways from Cavendish Road subject to consideration of detailed matters reserved for future applications.

Application Proposals

The current reserved matters application seeks permission for the erection of 74 no. dwellings on the site with parking, landscaping, boundary treatment and associated works. The vehicular access to the site from Cavendish Road is retained in the position established through the outline application.

In detail the proposals include for 24 no. 2 bedroom apartments provided within two detached three storey buildings set back by approximately 7 metres from the Cavendish Road frontage. The external materials for the buildings are proposed to be brick with roof tile finish informed by materials and brick detailing evident in the local area. The buildings would have Juliet balconies to the front and rear with pedestrian access into the buildings from entrances provided on the Cavendish Road frontage and from the car parking area provided to the rear.

The rear car parking area for the flats provides for 24 car parking spaces and an additional 6 visitor spaces. The car park provides for two bin stores for the building and two secure cycle stores to provide 26 cycle parking spaces.

The remainder of the site is proposed to be laid out to provide 50 no. houses of two to three storeys in height to provide the following accommodation:

- 22 no. 4 bedroom detached 2 storey houses;
- 10 no. 4 bedroom semi-detached/mews 3 storey houses;
- 10 no. 3 bedroom semi-detached/mews 2 1/2 storey houses;
- 2 no. 3 bedroom detached 2 storey houses; and,
- 6 no. 3 bedroom semi-detached/mews 2 storey houses.

Again the houses are to be finished in brick and roof tile to reflect that of the older housing stock in the wider area.

The main road within the development would be constructed to adoptable standards with separate pedestrian routes throughout the site, as part of any approval the applicant is aware of the need for the details of highway works to be secured through the relevant legal highway procedures.

The application also sets out a landscaping scheme for the site which includes for hedge and tree planting including the planting of 62 additional trees across the site.

Three of the existing trees on site are subject of Tree Preservation Orders, and as proposed through the original outline planning application two are to be retained as part of the development whilst one existing TPO Hawthorn tree would need to be removed, this was surveyed as part of the Outline approval process and was classified as a low quality tree.

Following notification of concerns raised by residents during the application process the applicant has amended the original proposals. These amendments are set out in more detail within the relevant parts of the issues section of this report.



Proposed Site Layout drawing

Consultations

The application was subject to notification by way of press notice, a posted site notice and letters to neighbouring properties.

Chorlton Park ward members:- Are pleased to see the issues raised in the responses to the outline planning consent incorporated into these designs.

Members raise the matter of car parking; they are pleased to see the increased provision for car parking space. However in the period since the outline application the expansion of Cavendish Rd Primary school has begun and there are now 660 children, due to rise to 720. They are already aware of enormously increased congestion on Cavendish Rd as school starts and finishes, and are concerned about the safety of the children en route to and from school with so many parked cars adding to the danger. They raise the question of the three homes which still have drives across the footpath on Cavendish Rd they feel that it would be better to direct people to drive into the estate and park behind, and that car parking provision should be only be made there, with the strongest possible incentives for people to park there, rather than attempt to add to the congestion on Cavendish Rd.

They raise the matter of section 106 funding attached to the development and if so would like to see this used for highways and parking improvements to the whole area, as parking has become such a problem there.

They wish to emphasis the question of secure cycle parking storage, which they think should be set at a minimum of two per household. With this amount and the proximity of the Burton Rd tram stop we would hope that at least some residents would feel able to manage their lives without car ownership.

They are also very keen to see the commitment to 20% affordable housing in the outline development honoured.

Local residents:- Correspondence has been received from 10 residents, in summary the comments raised are:

- The proposed development is going to exacerbate what is already an extremely densely populated area;
- Over shadowing from new buildings will severely reduce the amount of light that enters property;
- An apartment complex which will directly reside behind to the adjacent properties on Houseman Crescent (which are no more than 3 storeys) leads me to also object on the grounds that the development will be over bearing.
- The construction of additional buildings and yet more young demographic residents runs the risk of an increase in nuisance and anti-social behaviour.
- The proposed houses do not respect the scale, position, and external appearance of adjacent properties in relation to their setting and their relationship to adjacent buildings.
 - Alterations to house sizes in terms of height from the outline application mean that the impact will be significantly greater for my property and potentially lead to a loss of light.
- My property (a second floor apartment) will be of a similar height and will directly look onto this building, as a result my property will be overlooked which in addition leads to a loss of privacy.

- Impact on closeness of properties to the boundary will be significant and have not been taken into account.
- The most recent proposed layout drawing indicated that the proposed property would be approximately 10 metres away from my property boundary. Looking at the rest of the development, this is the closest proximity to an existing property boundary.
- There is only one access road which is adjacent to my property, the development is a cul-de-sac. Cul-de-sacs impose unnecessary constraints on permeability and can aggravate anti social behaviour.
- The level of noise due to the potential 154 cars (as quoted in the 'Travel Plan Framework') using this road to access properties will be unacceptable and impact on my quality of life.
- The main change from the outline application has been to situate the blocks of flats on Cavendish Road rather than within the development. This change will significantly affect the already limited on street parking provision on Cavendish Road, Cavendish Avenue and Matlock Avenue and increase the risk of accidents.
- The ratio of parking spaces to flats appears similar to that for a similar development further down Cavendish Road towards the Princess Parkway. This development is known to have caused a significant increase in on-street parking despite parking places provided within the development.
- The plans for this development appear to have underestimated the required parking spaces and failed to recognise that residents of the flats would often prefer on street parking outside the front of the block for convenience.
- The parking at the part of Cavendish road on which the blocks of flats are proposed is further complicated by the fact that parents park and drop off the children at Cavendish primary school and once parked children need to cross the road to get to the school.
- There is no capacity for further demand for on street parking on Cavendish Road and surrounding streets and increasing demand in this way will make more difficult for existing residents to park and will increase the risk of an accident involving children walking to and from school.
- The new development in this complex will lead to a severe loss of amenity. I and other persons on my road (Cavendish Ave) would like to know what will be done to alleviate parking problems once this work is completed.
- The development proposed provides for 74 no. dwellings on a site in an already congested area where public resources including schools and roads are already overstretched
- The only way to reduce the issues with traffic and transport are to reduce, significantly, the number of dwellings it is suggested that the maximum number of dwellings permitted at the site should be at least 50% of that proposed.
- A sub-station is proposed to be located a few feet from the boundary of properties on Houseman Crescent. There are a number of objections to this:- Noise and humming are likely to be audible; .Access 24hrs a day to service will cause disruption; there are genuine and legitimate concerns about the health risks caused by electromagnetic fields associated with substations. We were able to choose (having regard to the evidence) when purchasing our properties, not to expose ourselves and our children to

- electromagnetic fields. If the current plans are permitted this choice (and our analysis of the scientific evidence) will be taken away from us.
- The proposed location of plots 46-49 (and particularly number 49 itself) are far too close to the existing boundary and is likely to cause significant interference with light and air to property's on Houseman Crescent.
 - The whole of the south-east area of the site appears to be ill-designed and ill-thought through in comparison with other parts of the site.
 - In contrast with other parts of the site, there is no planting or landscaping proposed at the boundary of Houseman Crescent and the south-east part of the site.
 - The fencing plans for the boundary between Houseman Crescent and the South-East of the development site are inadequate, make no attempt to preserve privacy and are not sufficiently specific.
 - It is difficult to see how the construction can take place without the risk of damage and/or nuisance to the properties.
 - The outline application for the site, showed an area of public open space to the rear of my property. However, this has now changed to showing a three storey property being located only 24m from my property. The two windows that face towards the proposed development from my property are bedroom windows. I therefore feel that this is unacceptably close.
 - Landscaping should be provided along the boundary of the rear gardens of plots 64 - 67 that back onto my property.
- I support the application on condition that there is adequate parking provision.

Statutory and non- statutory consultees

Highway Services – The site is considered suitably accessible for public transport. There are bus stops within acceptable walking distance on Burton Road and this route also gives access to tram services at the Burton Road Metrolink Station.

The trips generated by the development have been assessed through interrogation of the TRICS database within a Transport Statement which accompanied the outline application (for 79 dwellings). The results show that there would be little impact generated on the network with a total combined two-way traffic generation of 43 vehicles in the AM peak and 45 in the PM peak associated with the new development.

Such low levels of traffic do not raise any highway safety or network capacity concerns and can only be considered as having a minimal impact on the surrounding highway, and as a consequence, no further assessment/mitigation is required.

In total 101 parking spaces plus 23 garages, would be provided to cater for the proposed 50 houses. In addition a total parking provision of 30 spaces would be provided to cater for the proposed 24 apartments. Excluding garages, the overall parking provision for the site would provide 131 parking spaces to cater for a total of 74 dwellings. This level of parking provision equates to 2 parking spaces per house (three and four bed houses) and 1.25 spaces per two bed apartment which is considered to be a suitable level of provision.

The carriageway opposite the development on Cavendish Road provides unrestricted parking however there is considered sufficient capacity within the proposed internal road layout to provide further opportunity for any visitor parking.

It is understood that the outline application included secure cycle parking for the apartments. It is recommended that such cycle parking provision is provided with a minimum provision of one cycle space per apartment as it is unclear what provision is proposed.

The development is to be accessed from an existing priority junction off Cavendish Road and this arrangement is considered acceptable in principle.

The access junction will require the implementation of tactile paving and dropped kerbs to bring it up to current highway standards. Such facilities should also be provided within the site at appropriate locations. Works to remove the existing bollards and guard railing which are present at the site access junction location would also be required.

There are existing traffic regulation orders (TRO) adjacent to the development boundary on Cavendish Road (east) which would prevent parking occurring along this section of the carriageway and would help to maintain visibility at the site access junction. However, it is recommended that double-yellow waiting restrictions are implemented and funded by the developer along the western side of the carriageway to maintain visibility to the west, with such restrictions extending back into the site access along both aspects.

The proposed access road will be 5.5 metre wide with a 2 metre wide footway provided along the east side of the road only. The applicant should note that the western aspect (absent of footway), would need to incorporate a minimum 450mm hard standing service strip (at back of the kerblines). Past the initial access road, a 2 metre wide footway would be provided on both sides of the road throughout the site which is considered to be acceptable.

As the proposals would include an internal 20mph speed limit, alteration to the existing orders (20mph speed limit zone) would be required, with the cost payable by the developer. Internal traffic calming measures to support the 20mph speed limit would also be required to be incorporated into the development proposals.

Any proposed adoptions would be required to be progressed through a s38 agreement pursuant to the Highways Act 1980 and the details agreed with the Council. The s38 would likely include such items as the proposed drainage, street lighting, and a traffic regulation order to enable a 20mph zone within the development. Prior to a s38 agreement, a Road Safety Audit Stage 2 would also be required.

A s278 highway agreement will be necessary for the proposed vehicle crossovers providing driveway access on to Cavendish Road; and any alterations to the existing access road including changes to/proposed TROs.

It is proposed that servicing and refuse collection can be conducted from within the development boundary and from the Cavendish Road carriageway.

It is acceptable for the internal road access to the adjacent site to be closed as this access is no longer required.

There are existing trees along the footway to the east of the site access road, which are located within the visibility splays of the access road and the driveways accessed directly from Cavendish Road. However it appears that these trees have very narrow trunks (possibly Birch trees), and are not expected to grow to a width which would impede visibility in the future. The submitted visibility assessment is therefore acceptable (subject to the findings of a forthcoming Road Safety Audit).

Environmental Health – Do not object to the proposal and recommend conditions are attached to any approval relating to: the management of demolition and construction phase of development; detailed waste management strategy; and contaminated land. It should be noted that these conditions were applied to outline planning approval reference 109777/OO/2015/S2 and it is not intended to repeat these on the reserved matters application as they would require to be complied with by the applicant.

Neighbourhood Team Leader (Arboriculture) – Comments are awaited and will be reported to Committee.

MCC Flood Risk Management – Recommend conditions are attached to any approval. However, it should be noted that drainage conditions were applied to outline planning approval reference 109777/OO/2015/S2 and it is not intended to repeat these on the reserved matters application as they would still require to be complied with by the applicant.

West Didsbury Residents Association – The reserved matters proposal now offers an amended site layout with a slightly reduced number of housing units WDRA welcome the reduction in number of units from 79 to 74 and the amended site layout. One positive effect of this would seem to be the removal of the threat to the Cavendish Rd street trees alongside the site.

WDRA raise no objection to the proposed house types designs. WDRA question whether first time buyers would be in a position to purchase any of the site houses, or two bed apartments. They remain unclear as to how the section 106 agreement relating to first time buyers would be met.

WDRA ask for clarification on whether the access road would be adopted and that they oppose the creation of any gated community here.

WDRA were pleased to note the improvement in parking space provision from the approved 1.4 space per dwelling to the now proposed 131 spaces for 74 units (1.78 spaces per dwelling) (or 2 spaces per house and 1.25 spaces per flat.). They note that these figures are only achieved by counting vehicle drive spaces where one vehicle is blocked behind another.

Despite the acknowledged improvement in parking provision, WDRA feel elements of these concerns continue to have force. The 2 bed apartments seem particularly prone to occupation by several young professionals each owning a car.

The Arboricultural Impact Statement provided by Ascerta recommends an Arboricultural Method Statement be drawn up and formally approved by the LPA as a binding condition for the development.

The landscape planting schedule specifies 22 ornamental conifers, 11 magnolia and 24 privet plants. WDRA requests more native tree species to be included in the layout.

While the proposed landscape scheme does contain some non native species of benefit to insects and birds (mahonia, vibernum,holly and hebe, box) the majority of the scheme focuses on garden standards such as cherry laurel and variegated evergreen shrubs species which are of little ecological value.

The west flank of the site abutting Georgia Avenue, south flank abutting Houseman and part of the east flank (rear of plots 34 and 35) are all completely bare of boundary landscaping. The Georgia Ave interface is particularly unattractive and bare. WDRA therefore asks for green infrastructure planting to soften and ecologically enhance these boundaries of the site and would suggest a hedgerow mix of hawthorn, holly and beech or climbing plants to cover boundary walls.

Earlier concerns about privacy and overlooking of Georgia Ave residences appear to have been addressed by the amended site layout.

We look to the construction management plan to give verifiable assurance that these demolition risks will be managed in line with best practice, so that resident fears may be allayed.

WDRA were pleased to note the improvements contained within the Reserved Matters application. These include reduced number of housing units, improved site layout, improved provision of parking space, improved level of replanting of trees, hedging and woodland mix plants. We were also pleased to see that the scheme has a measure of green credentials in terms of high insulation levels, reduced energy use and sustainable surface water drainage.

WDRA continue to be concerned at the rapid increase in local population and the inevitable pressure this will place upon local services. The present scheme represents another element in this general increase.

WDRA will not raise any objection to the reserved matters application, but we do seek consideration of conditions to deal with a limitation to strict C3 use, with prohibition of any subsequent conversion of garages to additional living accommodation.

Policy

Manchester Core Strategy

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

- creating well designed places,
- making a positive contribution to health, safety and well-being,
- considering the needs of all members of the community, and
- protecting and enhancing the built and natural environment.

The proposals are considered to have been well designed and will assist in creating a sustainable neighbourhood of choice.

Policy H1 - Housing - This policy prioritises residential development on previously developed land. Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The aim is to support growth on previously developed sites in sustainable locations, taking into account the availability of developable sites. The application site is previously development land in a sustainable location; it is considered that the proposals accord with policy H1.

Policy H6 - South Manchester Housing - South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. Outside District Centres the priorities will be for housing which meets identified shortfalls, including family housing. The proposals as submitted provide a range of residential accommodation adding to the mix of properties within the local area.

Policy H8 (Affordable Housing) This policy states that new development on sites of 0.3 hectares and above or where 15 or more units are proposed, will contribute to the City-wide target for 20% affordable housing provision. As set out in this report the outline application related to this current detailed proposals was subject to a section 106 agreement for the provision of 20% of homes on the site to be made available to first time buyers.

Policy EN3 (Heritage) – This policy states that new development must be designed to preserve, or where possible, enhance the historic environment, 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 site is adjacent Albert Park Conservation Area, the detailed designs of properties and the removal of large institutional buildings on the site would enhance and preserve the character of the area.

Policy T 2 relates to Accessible areas of opportunity and need and that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to

ensure good national and international connections; Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. The application site is in a highly sustainable location with good opportunities for travel by sustainable modes of transport to access the City's economic drivers and services.

Policy DM1 of the Core Strategy states:

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

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

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

Year 2010 - Code Level 3;

Year 2013 - Code Level 4;

Year 2016 - Code Level 6;

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

Policy PA 1 (Developer Contributions) – This policy sets out the approach to securing contributions from developers where needs arise as a result of development in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for amongst others with priority assessed on a site by site basis:

- Education

- Health and wellbeing facilities
- Community facilities
- Provision of Green Infrastructure including open space
- Public realm improvements
- Protection or enhancement of cultural heritage
- Protection or enhancement of environmental value
- Training and employment initiatives
- Highway improvements, traffic management, sustainable transport and disabled people's access

The policy confirms that the nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. Obligations will be sought either on or off site where this is not possible a commuted sum payment is likely to be sought. In this instance the application relates to detailed matters associated with an outline application where a section 106 agreement is in place for the provision of 20% of the proposed properties to be accessible to first time buyers.

Unitary Development Plan (1995)

The relevant saved UDP policies for this application are set out below.

Policy DC7.1 (New Housing Development) - states that the Council will ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

The proposed development is considered to provide appropriate levels of private amenity space and that the ground floor will be accessible.

Policy DC26.1 indicates that the Council will use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

The site layout and housing designs are considered to reflect the sites context and relationships with the surrounding area provide strong built form and therefore accords with the general principles of the Guide to Development SPD.

South Manchester Regeneration Framework

South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the SRF is needed to help continue and build on this success.

The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods.

The SRF identifies a key issue for the area as providing a wider choice of housing to attract and retain residents. The SRF states future housing developments need to focus on providing high-quality family accommodation. It identifies that high-quality sustainable new housing developments should meet the housing needs of the existing and future population of South Manchester. Where possible accommodate low cost home ownership within schemes to meet local need.

It is considered that the application proposals accord with the principles for residential development in South Manchester and would deliver high quality housing.

The National Planning Policy Framework

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and

- an environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 126 of the Framework stipulates that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Paragraph 128, requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The level of detail should be proportionate to asset's significance and should allow the planning authority to understand potential impacts to that significance.

Paragraph 129 states 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 assets conservation and any aspect of the proposal.

Paragraph 131 states that 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 133 the Framework states that 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.

The applicant has submitted what is considered to be a proportionate level of detail in order to allow a full assessment and identification of the impacts of the proposals; the application site is located outside of by adjacent to the Albert Park Conservation Area. The proposals are not considered to give rise to substantial harm or the total loss of significance of designated heritage assets.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved. The proposals will create additional residential accommodation in a sustainable location and as set out in this report are indicated as being in accordance with the up to date Core Strategy Development Plan Document and therefore accord with the main principles of the National Planning Policy Framework.

The site was identified within the 2010 Strategic Housing Land Availability Assessment (SHLAA) as a potential housing site contributing towards up to 155 new residential units in the City but is unallocated within the adopted Core Strategy proposals map.

Legislative Requirements

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder

The Town and Country Planning EIA Regulations 2011 and Town and Country Planning EIA Amendment Regulations 2015 provide consideration for developments requiring an Environmental Impact Assessment. The proposed development does not fall within Schedule 2 10b) 'Urban Development Projects' scheme and following consideration of the submitted information the proposal taken either on its own or cumulatively, is not considered likely to give rise to significant environmental effects. The proposed development is not EIA development requiring the submission of an Environmental Statement.

Issues

Principle of residential development

The principle of residential development of the site to provide up to 79 dwellings was established through the approval of outline application on the site reference 109777/OO/2015/S2. In determining that application it was considered that the principle of residential development on previously developed land in a sustainable location that makes the best use of existing infrastructure was considered acceptable and accorded with policies H1 and H6 of the Core Strategy Development Plan Document.

The current reserved matters application provides detail on the site layout and detailed design of buildings proposed for the site to provide 74 dwellings in the form of 24 flats and 50 houses of a variety of types and sizes and is considered to accord with the parameters set out in the outline planning approval and therefore policies H1 and H6 of the Core Strategy. Whilst the principle for residential development is established impacts of the proposals on residential and visual amenity and other matters is required and is set out below.

Design



Illustration of one of the proposed house types (type A)

The proposed scheme incorporates a variety of house types that have differing plot depths and varying roof lines whilst incorporating unified design intent. The proposals are considered to be of a high quality utilising brick and roof tile materials that are reflected in the immediate area. The proposed apartment blocks fronting Cavendish Road have been amended to incorporate additional brick detailing to reflect the historic terraces that are located on the opposite side of Cavendish Road.

All dwellings will be designed to be fully accessible; this is supported by the street design and ensures that all areas of the scheme, the wider area and the dwellings are accessible. All of the proposed houses incorporate outdoor amenity space and whilst these vary in size it is considered that the amount to be provided is acceptable. Amenity space for the proposed apartments is limited to spaces at the front and side of the buildings and the inclusion of Juliet balconies to the front and rear. However, given the location of these buildings opposite Cavendish Road Park there is easy access for future occupiers to outdoor amenity space.

The choice and palette of materials and detailing is traditional but would help to ensure that the development assimilates into the wider area. It is considered that the design, scale and massing of the properties is appropriate in this location.

Residential Amenity

A number of objectors have raised concerns regarding the potential impact on residential amenity as a result of the proposals and in particular noise and disturbance, overlooking, loss of privacy and loss of daylight as a result of the proposals.

Noise and disturbance - The application proposal is for residential development within an area that is predominantly residential in nature. The principle of the vehicular and pedestrian access into the site, and the amount of development on it were all considered as part of the outline application and were determined to be acceptable.

The application proposals reduce the total number of dwelling proposed on the site and whilst there will be noise and activity associated with the proposed residential properties including vehicular movements given the sites location within an area which is residential in character it is not considered to give rise to unacceptable impacts in terms of noise and disturbance. The site was in previous use as part of the wider NHS estate and generated its own level of noise and vehicular movements along the full length of the western boundary; it is considered that a residential development would be a more conforming use to the wider residential areas in the vicinity of the site and moves the access road away from existing residential properties.

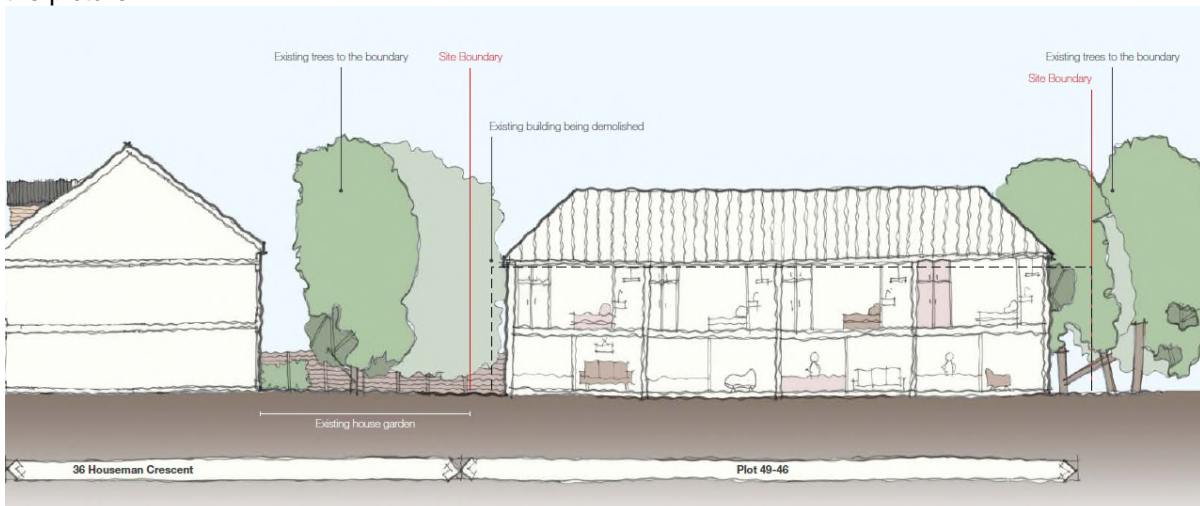
The proposed properties to the eastern side of the site will be located close to the neighbouring primary school outside play space. Whilst there will by the very nature of this space be noise generated this would not be constant and would be confined to general school times. It is not considered that this noise would give rise to unacceptable impacts on future occupiers of the site.

Overbearing impacts – Concerns have been raised about relationships between proposed and existing residential properties that bound the site to the south, south-east and west.

The applicant has amended the roof profile of proposed plots 46-49 in the south eastern corners of the site from a gable end to hipped roof. This has the effect of reducing the amount of brick extending upwards closest to the boundary whilst also taking the ridge point of the roof away from this boundary. Given there is an existing building on the boundary with the properties on Houseman Crescent, albeit higher, and the proposed houses are set off the boundary and have a smaller footprint than the existing building it is considered that this relationship is acceptable in this instance.



Existing building on south eastern boundary, existing Houseman Crescent property is to the right of the picture



Relationship between existing property on Houseman Crescent and proposed plots 46-49

The applicant has moved the proposed properties on the southern border of the site (plots 51-54) northwards by 1 metre to further improve the relationship between the proposed and existing properties on Houseman Crescent to provide between 16 and 18 metres from rear walls of existing and proposed houses. Elsewhere on the site it is considered that proposed dwellings have been sited so as not to have an overbearing impact on existing houses and are set off the applications sites boundaries to provide acceptable distances between existing and proposed properties.

The proposed three storey apartment buildings are set 7 metres from the front boundary of the site with Cavendish Road whilst the two end terraced properties on the opposite side of Cavendish Road are 25 metres from the front wall of the apartment buildings. Given these distances it is not considered that the apartment buildings would have unacceptable impacts on the existing residential terraced properties on Cavendish Road.

Overlooking and Loss of Privacy – Concerns have been raised by residents regarding the potential for overlooking as a result of the proposed residential properties particularly from their rear bedroom windows.



Relationship between existing NHS buildings and existing houses on Houseman Crescent

In response the applicant has moved plots 51-54 a further metre from the site boundary to the south and have made internal changes to the first floor of plot 49 which is the proposed dwelling closest to the south eastern boundary of the site by placing one bedroom window and an ensuite window on the front of this property rather than two bedroom windows previously indicated.

The relationships between proposed properties on the western boundary of the site and existing properties on Georgia Avenue are considered to be acceptable. The proposed properties that have rear windows facing west towards the boundary of the site are set back approximately 17 metres from the boundary of the site. This distance is considered acceptable given similar relationships in the wider area are of between 5 and 12 metres. The properties closest to the southern edge of the western boundary of the site present gable elevations to the boundary and are set off the boundary of between 6 and 9 metres, these properties are 2 storey and have small ensuite windows in the gable elevation.

A number of existing properties on Houseman Crescent currently have a large number of first floor windows facing the rear of their properties associated with the previous use of the site by the NHS. The current application proposals are considered to reduce the potential for overlooking and loss of privacy into existing properties and amenity areas than the current circumstances.

There are sufficient distances between proposed properties and the adjacent school grounds at Cavendish Primary School to not give rise to unacceptable opportunities of overlooking of the school grounds.

With the inclusion of additional tree and landscaping that is proposed by the applicant it is not considered that the proposals would lead to unacceptable impacts in terms of loss of privacy or overlooking to warrant refusal of the application.

Loss of light and overshadowing – The site is located to the north and east of existing residential properties. There may be an impact in terms of loss of light and overshadowing particularly early in the morning to a number of existing properties. However, these impacts are not considered to be significant given the siting of the proposed houses

Visual amenity

The proposal is for residential development within a predominantly residential area. There are views across the site from properties adjacent the site particularly three storey properties on Georgia Avenue. However these views are across a cleared site which does still contain a number of institutional buildings, and some prominent trees that are indicated as retained in the illustrative layout.

It is considered that the replacement of a part cleared site with residential properties associated landscaping and trees would enhance views from adjacent properties. Whilst it is acknowledged that the proposals would result in a permanent change in the view and outlook across the site from existing properties it is not considered that the impacts on visual amenity are unacceptable.

Impact on Albert Park Conservation Area

The application site is located adjacent but not within Albert Park Conservation Area. The site currently occupies a number of institutional buildings of varying age which fail to enhance the visual amenity or character of the area as you enter the Conservation Area. It is considered that the provision of new residential development of a high quality appearance and design with the retention of key trees at the entrance to the site would enhance and make a positive contribution to the character and visual appearance of the Conservation Area. The scheme has been assessed against the National Planning Policy Framework and any harm from the proposals is less than substantial for views in and out of the conservation area.

Traffic, Transport and Car Parking

A number of objectors have raised concerns with regards to the impacts of the proposal in terms of increased traffic generated by the proposal, the level of proposed car parking, driveways and the safety of vulnerable pedestrians using footpaths on Cavendish Road. Access into the site, including 8 driveways exiting directly onto Cavendish Road, and the amount of development for the site were considered to be acceptable in the approval of the outline application for the site providing up to 79 dwellings on the site.

Highway Services have confirmed that they have no objection on either highway or pedestrian safety grounds to the proposed reserved matters applicant save for detailed highway designs and traffic regulation orders as part of the legal process involved in agreeing these.

The applicant has submitted a framework travel plan alongside the application and has also provided additional details on the amount of secure cycle parking proposed for the apartment buildings (26 spaces for the 24 apartments). In addition all proposed dwellings have their own dedicated off street car parking in excess of the levels suggested within the outline application. Whilst the concerns of ward members and local residents with regards to car parking levels are noted given the sites location in a sustainable location with a number of public transport options being available to future residents it is considered that the level of car parking is acceptable for the proposed amount of development. Highway Services have confirmed that the proposed internal road would allow for visitor parking demands generated by the proposals.

The illustrative outline application proposals incorporated 8 driveways on the Cavendish Road frontage. The reserved matters application provides for two driveways onto the Cavendish Road frontage serving two properties towards the western side of the frontage. Concerns have been raised regarding pedestrian safety walking along this stretch of footpath in the morning and afternoon. There are existing Traffic Regulation Orders on the southern side of Cavendish Road preventing car parking on this side of the road; vehicle speeds when entering and leaving driveways are generally low. Given this and that Highway Services raise no objections to the inclusion of these driveways on pedestrian safety grounds, a limited number of driveways onto Cavendish Road is considered to be acceptable.

It is not considered that the proposed level of development would give rise to unacceptable impacts in terms of highway or pedestrian safety or on the capacity of existing road network

Cycle Parking

As set out above the proposals incorporate 26 secure cycle parking spaces for the 24 apartment's housed in two cycle stores within the car parking area. This would equate to marginally more than 100% per flat or 54% per bedroom. In addition to this 23 of the proposed houses contain garages and all properties would have secured rear areas to assist future occupiers provide for their own needs with regards to cycle parking.

On-site electrical sub-station

The applicant has moved the proposed on-site substation as a result of comments received from residents. The proposed location is now sited 13 metres away from the boundary with properties on Houseman Crescent. The inclusion of additional landscaping along this boundary would further reduce the visual impact of the sub station. Whilst the health impacts of these types of infrastructure are noted this is not a material planning consideration and is regulated by separate legislation. It should be noted that many of these types of infrastructure fall within the permitted

development regulations and allow electricity network providers to install them without the requirement for planning permission.

Trees and landscaping

Prior to the submission of the outline application (reference 109777/00/2015/S2) two trees on site were subject to Tree Preservation Order (TPO), following a request from residents and the submission of that application it was determined that further trees on and adjacent the site were worthy of TPOs. One existing TPO Hawthorn tree would be removed and this reflects the position agreed as part of the outline application approval.

As a result of amendments from the indicative outline layout there has been a reduction in the number of driveways onto Cavendish Road, as a result the 8 street trees along this frontage are to be retained. Highway Services have confirmed that these trees do not impact on visibility from vehicles accessing and entering the proposed 2 no. driveways.

The current reserved matters application reflects the principles to tree retention on site as set out in the outline planning approval. In addition the applicant has submitted a detailed landscaping scheme for the site which identifies a further 62 trees to be planted across the development many within the front gardens of properties which will assist in providing a softening of the streetscene.

The comments of West Didsbury Residents Association and local residents in relation to the species of tree and lack of landscaping details along the western boundary of the site are noted. Whilst the general principles of the landscaping scheme and number of trees to be planted are acceptable it is considered that a scheme to include more native tree and plant species should be brought forward by the applicant and additional soft landscaping should be proposed along the western boundary of the site. It is recommended that this be secured through an appropriately worded condition attached to any approval.

Security

The applicant has provided a Crime Impact Statement to sit alongside the submitted application. This confirms that the proposals have been designed to reduce the risk of crime and disorder and incorporate measures such as ensuring natural surveillance of the street and ensuring secure boundary treatments are incorporated into the proposal. The outline approval was subject of a condition indicating that secure by design accreditation should be achieved by the development, this condition would still require to be complied with and the submitted CIS does not identify issues that would suggest SBD accreditation cannot be achieved.

Boundary treatments

The applicant has submitted boundary treatment details alongside the application. These indicate low brick wall and railings to the Cavendish Road frontage of the site with brick walls, hedging and fences forming divisions between plot boundaries. These are generally considered to be acceptable but in order to provide a more

robust boundary to the front of proposed properties it is considered that the inclusion of railings with hedges behind would assist in providing an instant visible delineation between the public and private domain.

A

Construction Works

The outline approval considered construction impacts as part of that decision a condition was attached relating to the submission and approval of a construction management plan for the site which should detail the construction access into the site, installation of tree protection measures in advance of construction activity and equipment coming onto the site and the use of a suitable wheel wash facility to ensure mud and debris is not tracked onto the public highway.

Waste Management

All the proposed houses have garden areas and front to rear access to enable waste bins to be stored and presented for collection. The apartments all contain adequate sized kitchens and the application indicates storage is to be provided within each apartment in order for occupiers to be able to separate waste, occupiers would then dispose of separated waste into the two external bin stores located in the rear car park for each apartment block. The submitted details indicate that refuse vehicles would be able to access the site.

A condition was attached to the outline approval for the final details of waste management to be submitted and approved; this condition would need to be satisfied by the applicant.

Sustainability

Each home will incorporate high levels of insulation and efficient building services. The site's emission rate will achieve a betterment of 10% in excess of the 2010 regulations, which are now recognised as being the sustainable design benchmark identified by the Government.

The applicant has submitted an Sustainability Statement that indicates that many of the measures included in the Energy Hierarchy have been applied in the design of the scheme, exceeding current Building Regulations and helping to mitigate the impacts of climate change and ensuring that the development is sustainable. It is considered that this approach is acceptable, in order to comply with the relevant condition of the outline approval a verification statement is to and approved by the City Council confirming the incorporation of the specified sustainability measures into the development.

Section 106 agreement

Queries have been raised with regards to the section 106 agreement that accompanied the outline planning approval. That agreement seeks the provision of 20% of dwellings on the site being made available to first time buyers. As the outline approval forms the principle planning approval for the development of the site the agreed section 106 is still relevant to the development of the site proposed and will

still need to be complied with. The agreed section 106 attached to the outline approval obliges the submission of a scheme to the Council for approval to assist first time buyers to purchase a dwelling on the site as well a sales and occupation strategy to include marketing of dwellings within the development identified for first time buyers. Whilst this legal agreement was entered into with the previous owners of the site the current applicant is fully aware of the obligations contained within the section 106. Officers within Strategic Housing have been involved in the formulation of the terms of the section 106 agreement and this involvement will continue in agreeing the various elements contained within the obligation.

At the time of considering the outline application the expansion of Cavendish School had already been approved (April 2015) and was a committed funded scheme, in addition and as indicated above the proposed development is considered to provide adequate car parking levels to service the residential dwellings. It is not considered that s106 contributions could have or can now be negotiated for these matters as part of the outline application.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In particular improvements have been negotiated in relation to site layout , boundary treatment, landscaping and the relationship with neighbouring residential properties.

Conditions

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

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

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

House Type Range reference BHM067/HT November 2016 preped for Bellway by APD; PL01 P28 Proposed Planning Layout; LDS383-01B Planting Plan; LDS383(B)-PS 'Planting Schedule'; BH/WL/SD/FD050 Standard Boundary Treatment/Fence detail; FL01 P8 Fencing layout all as received via email on the 28th November 2016

'Ascerta – Arboricultural Impact Assessment Former Withington Hospital Cavendish Road Didsbury September 2016
Arboricultural Method Statement prepared by Ascerta reference P.634.15.03 rev B; as received via email on the 28th November 2016;
Crime Impact Statement v1.0 prepared by Mr. A.P. Martin dated September 2016
Energy Statement prepared by JSP Sustainability Ltd October 2016
Build Phase Enabling Works Strategy prepared by E3p report: 10-933-r3 November 2016
Highways Statement prepared by Royal HaskoningDHV reference: INFRA-PB5512-RP001-F0.1 Revision: 01/Final Date: 31 August 2016
'Micro Drainage storm sewer calculations File 30181 CAVENDISH'; drawings 30181_100D_Preliminary Drainage & Levels and 30181_101_Preliminary Impermeable Area Plan; and drainage design letter and dated 13th September all prepared by Ironside Farrar

- 3) Prior to the commencement of above ground construction works as hereby approved and notwithstanding the details of the approved drawings, samples and specifications of all materials to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority. The approved materials shall then be used in the construction of the development.

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 for the City of Manchester.

- 4) Notwithstanding the approved plans, within 3 months of the commencement of above ground works hereby approved a detailed soft and hard landscaping scheme based upon the principles set out on drawing LDS383-01B Planting Plan and LDS383(B)-PS 'Planting Schedule' shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall also include: timescale and dates for the implementation of the scheme, details of the species and sizes of trees and hedges to be incorporated into the development; and, details of soft landscaping to the western boundary of the site and in particular to the rear gardens of plots 57,63,64,65,66, 67 and plot 74 as identified on drawing LDS383-01B. The approved scheme shall be subsequently implemented within the previously agreed timescale. If within a period of 5 years

from the date of the planting of any tree, hedge or shrub, that tree, hedge or shrub or any tree, hedge 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, hedge 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.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions or additional development shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) and E (outbuildings) unless expressly permitted by the City Council as local planning authority.

Reason - Alterations to the proposed development could have an adverse impact on the visual amenity of the area and the privacy of adjoining properties contrary to the provisions of Core Strategy policy DM1.

- 6) Prior to the commencement of any works to construct the access road as identified on the approved plans, full technical details, designs and specifications of highway works including: the road construction; dropped-kerb and tactile crossings required, traffic calming measures, stage 2 Road Safety Audit, associated lighting and drainage and any necessary traffic regulation orders shall be submitted and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

- 7) Before first occupation of plot 49 as identified on drawing reference PL01 P28 the window in the first floor ensuite window on the front elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 8) The internal layout of the dwelling on plot 49 as identified on drawing reference PL01 P28 shall be constructed as set out in drawing BHM067/HT House 'Type H plots 46-49' received via email by the local planning authority on the 28th November 2016 and be retained thereafter whilst the property is occupied.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 9) Notwithstanding the approved plans, prior to the installation of any boundary treatment on site details of the siting, scale and design of the boundary treatment shall be submitted for approval in writing by the City Council, as local planning authority. The approved details shall then be implemented prior to the first use of the dwellings hereby approved and shall thereafter be retained and maintained in accordance with these details.

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

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

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

- 11) The development including any demolition and construction works shall be undertaken in accordance with the details contained in the approved Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Ascerta for the duration of works taking place on site.

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

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: 113937/MO/2016 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:

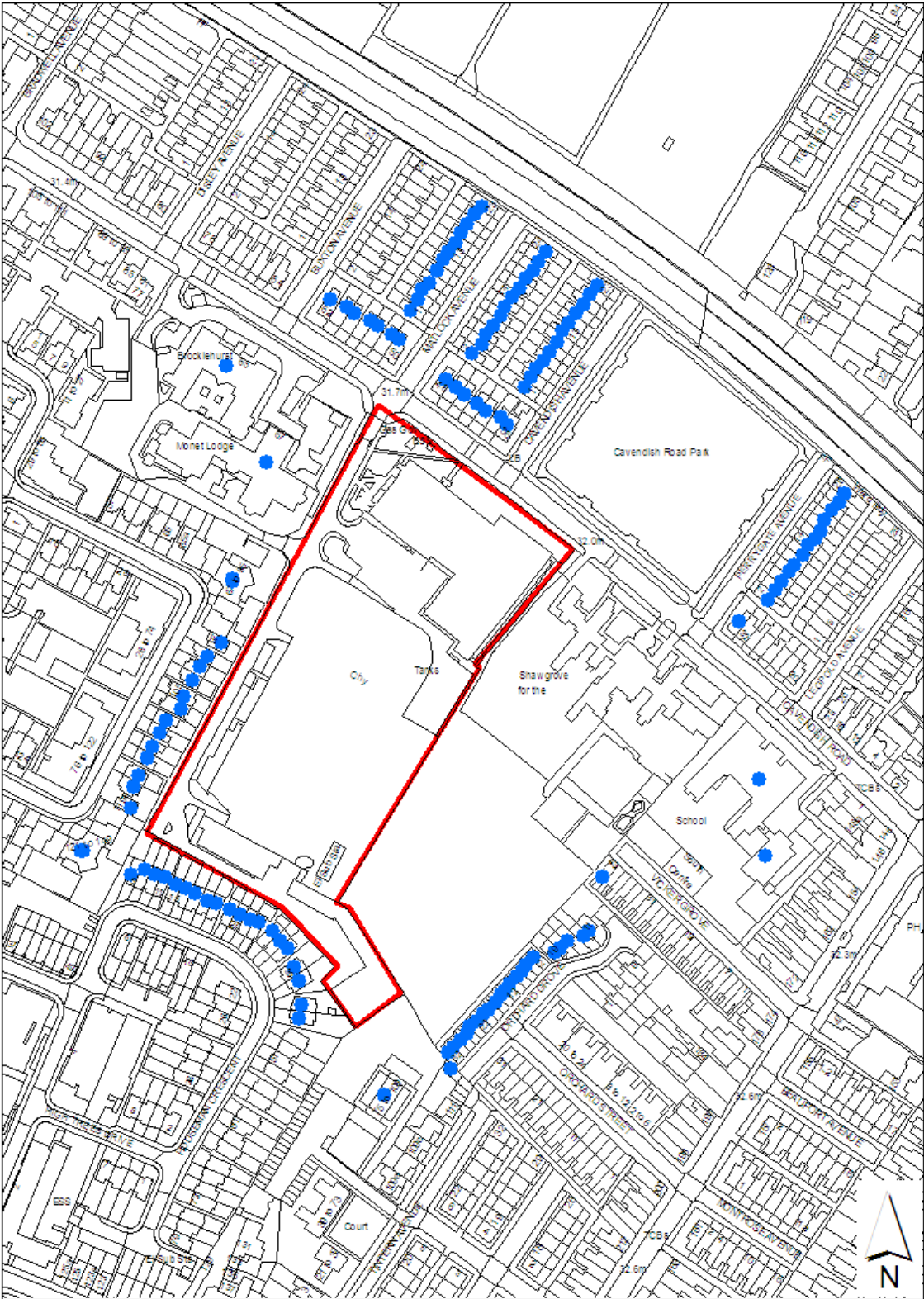
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
West Didsbury Residents Association
Greater Manchester Ecology Unit

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:

12 Matlock Avenue, Manchester, M20 1JS
7 Cavendish Avenue, Manchester, M20 1QD
38 Cavendish Road, Manchester, M20 1QE
75 Georgia Avenue, Manchester
95 Georgia Avenue, Manchester
33 Houseman Crescent, Manchester
39 Houseman Crescent, Manchester
41 Houseman Crescent, Manchester
43 Houseman Crescent, Manchester
45 Houseman Crescent, Manchester

Relevant Contact Officer : Robert Griffin
Telephone number : 0161 234 4527
Email : r.griffin@manchester.gov.uk



Application site boundary ● Neighbour notification
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