

Application Number	Date of Appln	Committee Date	Ward
112487/FO/2016	1 Aug 2016	12th Jan 2017	Bradford

Proposal Erection of 23 no. x two and three storey dwelling houses, car parking, boundary treatment and associated landscaping

Location Formal Church Of St Jerome , Rylance Street, Bradford, Manchester, M11 3NB

Applicant Mr Keiron Moore, Lovell Partnerships Limited, St Johns House, Barrington Road, Altrincham, WA14 1JY,

Agent Mr Dave Gilkes, DK-Architects, 26 Old Haymarket, Liverpool, L1 6ER,

Description

The application site is located on Rylance Street and Stadium Drive in the Beswick area of Manchester, approximately 3.3km east of the City Centre. The application site measures approximately 0.51 hectares in size and includes the existing highway of Ferry Street and the former Church of St Jerome building. The church building has been vacant for some period of time and has fallen into a poor state of disrepair.

The site is currently partly hoarded off around the church building and the adjoining land; it is partly in use as car parking for Lovell construction workers and partly in use as Lovell's construction compound for other phases of development within the immediate area.

The application site is located in a predominantly residential area of Beswick and is surrounded by residential properties built in recent years by Lovell and Gleeson, as part of the ongoing major regeneration of this wider neighbourhood. A site location plan of the application site is provided below which provides the context for the wider area:



The application site is not located within a Conservation Area and the former Church of St Jerome building is not listed. However, the site does include trees covered by a Tree Preservation Order. A provisional Tree Preservation Order was made by the Council on the 23rd March 2016 which comprised approximately 16 trees, growing on the east side of St Jerome's Church which included Whitebeam, Lime, Ash, Wild Cherry, and Robinia.

However, that particular TPO was not confirmed following a further assessment as it was concluded that of the original trees, only the Lime (T1) and the Whitebeam (T6 to T14) warranted continued protection. Therefore, a new order took effect on 22nd November 2016 and will continue in force on this basis until the order is confirmed by the Council. Beswick is one of the wards with the least amount of canopy cover and the trees in question were considered to have a high visual amenity and are important in assisting in creating a sense of place.

Development Proposals

The application as originally submitted included the erection of 25 new dwellinghouses around the site following the demolition of the existing church and the removal of the majority of the trees on the site. However, following negotiations the site layout was amended to include the retention of these important trees.

Therefore, planning permission is now sought for the erection of 23 new dwellinghouses comprising 15 no. 2 storey houses and 8 no. 3 storey houses made up of 8 different house types. This would be following the demolition of the former Church of St Jerome building and the formal stopping up of Ferry Street, which currently runs through the centre of the site. The proposals include the retention of trees T1 and T6-T14 covered by the Tree Preservation Order.

As can be seen in the layout plan below, there would be 8 properties fronting onto Rylance Street, 6 facing onto Commonwealth Avenue and a further 9 fronting onto Stadium Drive with private rear gardens located behind each. Each property has a minimum of 1 no. in-curtilage car parking space, with some of the larger units having 2 in-curtilage spaces. The properties are set back from the pavement with hard and soft landscaping proposed to the front and rear gardens.

The properties are then bounded by dwarf walls with railings above and brick piers to the front, timber divisional fencing and taller brick walls to the boundaries with private amenity garden space behind.

Each property is shown to have a bin storage area within the rear garden area for 4 wheelie bins and a lockable external store with secure bicycle fixings inside to provide secure cycle storage within the rear garden.

A copy of the proposed site layout plan can be seen below:



Consultations

Advertisement

The application has been advertised through the display of 4 site notices around the site (14th September 2016) and in the press (23rd August 2016) as being a Major Development.

Local Residents/ Businesses

7 letters of objection have been received in response to this application. The comments made can be summarised as follows:

- 1) Object to the demolition of the church.
- 2) Impact from ongoing construction activity in this area - pollution, building/deliveries at inappropriate and unsociable hours, increased traffic, mud on the roads, building dust staining the existing houses, road closures.
- 3) Not in keeping designs to the houses currently built.
- 4) Like to see Lovell taking its responsibility to develop 'communities' more seriously, especially as there are a growing number of households with children on the estate. There are not local places for children to play, and as such there are increasing problems with children from the estate using the communal car parks as play grounds, including football, climbing over and damaging communal fences. This community simply needs more local and convenient areas that children can play. This space would be perfect, as it is in the heart of the development and could be designed intelligently to be a safe and inclusive green/play space. It could also

include a community garden etc. In a time of segregation and division, we need more spaces that brings communities together. Land developers and councils have a huge responsibility to make sure this happens. Lovell seem only interested in making as much money as they can.

5) Lovell installed substandard gates in our communal car park 5 years ago. After only 5 years, they have to be upgraded as they are not fit for purpose. This is at a huge expense to the householders, not Lovell. Like to see Lovell take their corporate social responsibility much more seriously, instead of knocking up as many houses as they can in the space available.

6) Residents were told by Lovell that they would rebuild the church which was nice and made our decision to buy the house easier. It would be nice if they would keep a promise and rebuild the church. If there is no vicar - the church can be used to make a modern restaurant or cafe. It is worth noting that the infrastructure in the Beswick area developed by Lovell is crying loud for more local amenities: local shops and cafes.

Following the submission of the amended scheme, a renotification exercise was completed on the 22nd December 2016 for all the neighbours originally notified and those that had made representations. No further representations have been received to date; any additional comments will be reported to Committee.

Highway Services

The proposed development has been assessed and the following comments can be made. The adopted highway extends to the back of footway along Rylance Street. Stadium Drive and Commonwealth Avenue are currently not adopted but a S38 agreement is in place for the Rylance Street development that includes adoption of Stadium Drive and Commonwealth Avenue. Confirmation is sought that the proposed highway layout conforms with the agreed S38 highway layout. Ferry Street extends through the site. To facilitate the development Ferry Street needs to be stopped up and this is currently being progressed. The development includes off street car parking for 31 vehicles. The agent has undertaken a trips analysis using the TRICS database. It is estimated that there would be circa 15 number 2-way trips during peak periods. This level of traffic generation is not considered to have any material impact on the safety or operation of the local highway network.

The application states that each property has off street car parking for at least 1 vehicle. However, it appears that plots 13 and 19 will have car parking in on-street bays accessed from Stadium Drive. Confirmation is sought regarding how these bays will be reserved for residents of these properties and not used for general car parking. It is recommended that driveways are a minimum 3m wide x 6m length per vehicle.

A S278 agreement will be required for all amendments to the existing adopted highway, this includes installation of dropped kerbs and vehicle crossovers. A cycle store for 2 bicycles is shown at the rear of each property. This arrangement is acceptable due to the number of proposed dropped kerbs it is recommended that the footway surrounding the site is resurfaced when the works are complete. This should be undertaken at the applicant's cost via a suitable S278 agreement. The footway

should be maintained with a minimum 2m width and dropped kerbs and tactile paving should be provided at all road crossing points.

Bins will be stored at the rear of houses and brought to the roadside for collection via the rear alleyways. This arrangement is considered appropriate. It is recommended that at the point of vehicle access/egress there should be no solid obstruction from 600 mm upwards of the ground.

Environmental Health

No objections to the proposals subject to the inclusion of conditions relating to the acoustic insulation of the new properties from noise on Rylance Street and the nearby railway line, the approval of the submitted waste management strategy and the requirement to submit fully detailed contaminated land reports.

Arboriculture

The trees on site have been assessed and it is considered that collectively they do represent a green island within an area of new housing development with almost no mature trees. Beswick is one of the wards with the least canopy cover. It is known that local residents value these trees highly and that in this context they do have high visual amenity value. Therefore, it is considered that T1 and group T6-T14 covered by the Tree Preservation Order should be retained as part of this development.

Greater Manchester Police

The proposed development should be designed and constructed in accordance with the recommendations contained within section 2.2 of the submitted Crime Impact Statement dated (02/12/2015 – URN: 2014/0639/CIS/01 Version A) and a planning condition should be added to reflect the physical security specification listed within sections 4 & 5 of the appendices within the submitted Crime Impact Statement. In summary, GMP's support for this application is dependent on the recommendations made within the Crime Impact Statement being incorporated into this proposal.

Greater Manchester Ecology Unit

The following comments are based on the updated Ecological Appraisal submitted to accompany the application. The survey was undertaken by an experienced ecological consultancy whose work is known to the Ecology Unit. The survey found that bats roost within the church building in at least three locations. The survey assessed the roosts as "likely to be of up to local importance to resident bat populations" and that the combined roosts are considered to be of low conservation significance" as they are "comprise day or transitional roosts used by a single or low numbers of pipistrelle bats". All species of bat and their roosts are protected under UK and European legislation and are a material consideration when determining planning applications. Since bats have been found on this site then under the terms of the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended), which enacts the Directive into the UK, a licence may be required from Natural England to derogate the terms of this legislation before any work can commence that may disturb bats.

Therefore, on this basis, conditions are recommended in relation to the following:

- The submission of a bat method statement
- The submission of a sensitive lighting design strategy for biodiversity

In relation to breeding birds, the survey identifies that the trees and grassland on site are likely to be used by nesting and foraging common bird species. As wild birds, their nest and eggs are protected, a condition restricting the removal of trees or works to trees during the bird breeding season is recommended.

Finally, the survey report also makes recommendations for biodiversity enhancements measures for the site in line with the requirements of the National Planning Policy Framework. GMEU would advise that such measures be required by condition.

MCC Flood Risk Management

Flood Risk Management have no objection to the proposed development provided that United Utilities have accepted the new connection into the combined sewer network and provided the following conditions are included in any approval; the submission of a fully detailed surface water drainage scheme based on the hierarchy of drainage options on the NPPG and in accordance with standards for Sustainable Urban Drainage Systems; and the long term management and maintenance of Suds.

United Utilities Water PLC

United Utilities have no objection to the proposed development provided that conditions are included in any approval in relation to the submission of a fully detailed surface water drainage scheme based on the hierarchy of drainage options on the NPPG and in accordance with standards for Sustainable Urban Drainage Systems; and the long term management and maintenance of Suds.

Greater Manchester Archaeological Advisory Service

Having checked the records, GMAAS are satisfied that the proposed development does not threaten the known or suspected archaeological heritage. Therefore, on this basis, there is no reason to seek to impose any archaeological requirements upon the applicant.

Policy Context

National Planning Policy Framework (March 2012)

The National Planning Policy Framework document sets out the Government's planning policies for England and how these are expected to be applied. The main aims of the document are to outline that the purpose of the planning system is to contribute to the achievement of sustainable development.

It explains that 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.

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.

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.

In relation to the regeneration of this site, it seeks positive improvements in the quality of the built, natural and historic environment as well as improving people's quality of life by:

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.

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.

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 .

National Policy Framework has been related to the proposed development, with particular emphasis given to the outlined policies. The proposed development provides good quality new housing on an existing brownfield vacant site to the benefit of this community and the ongoing regeneration of this wider neighbourhood. Therefore, it is considered that the proposals are in accordance with the guidance outlined within the NPPF.

Manchester Core Strategy 2012 – 2027 (adopted July 2012)

The Manchester Core Strategy 2012 - 2027 forms the key Development Plan Document (DPD) in Manchester City Council's Local Development Framework (LDF) and sets out long term strategic policies for Manchester's future development. The Core Strategy identifies five regeneration areas that, along with the city centre, cover the entire city. Each area has different issues, challenges and opportunities.

Specific Core Strategy policies that support the regeneration of this site are as follows:

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 is considered to be in accordance with policy SP1 in that a high quality residential development will be provided that contributes towards meeting housing growth in the City and the creating a high quality neighbourhood for residents to live in. Consideration has been given to minimising the impact on local residents along with protecting the character of this area.

Policy H1 'Overall Housing Provision' states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors, in particular, the need to diversify housing stock in mono tenure areas by increasing the availability of family housing. High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location. 90% of residential development will be on previously developed land. The re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.

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

- o Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- o Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;

- o Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. Schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- o Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- o Be designed to give privacy to both its residents and neighbours.

The development will form a medium density residential scheme within an area that is expected to accommodate housing growth. Consideration has been given to the design, siting and scale of the building along with prioritising the re-use of a previously developed site.

H4 'East Manchester' – Policy H4 states that East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.

The proposal is considered to comply with policy H4 in that it will provide a medium density family residential development in an area of the City that is expected to accommodate residential growth.

Policy H8 'Affordable Housing' states affordable housing contributions will be considered of 0.3 hectares and 15 units or more. An affordable housing statement has been submitted by the applicant and the findings of this report are discussed in detail in the report below.

T2 'Accessible Areas of Opportunity and Need' - 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. Particular priority will be given to providing all residents access to strategic employment sites including:-

- Links between North Manchester residents and key employment locations, including the City Centre, Central Park, Salford Quays and Chadderton Industrial Estate and Trafford Park.
- Links within East Manchester to employment locations, Central Park and Eastlands in particular.
- Links within Central Area between residents and employment, the Corridor in particular and east/west connectivity for residents in Central Area to employment areas in Trafford and East Manchester.

- Maintaining strong links between residential areas in the South and the Regional Centre and improving connectivity with the Airport.
- Ensuring good links between Wythenshawe residents and the Airport and further employment opportunities in Stockport, Trafford and the Regional Centre.

* Within the City Centre, provides a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development. Elsewhere, all new development should provide appropriate car parking facilities, taking account of the guidance in appendix B, which reflects policy in the Regional Strategy (RS). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B. If the RS is revoked the Council will continue to use these standards when applying this policy. Standards are set for two different area types:

- District Centres
- Areas not within the City Centre or District Centres

The car parking standards are maximums and the cycle and disabled car parking standards are minimums. However, the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate. Includes proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

This planning application is accompanied by transport information and a commitment to green travel plan, which demonstrates that the proposal will have a minimal impact on the local highway network and will encourage other forms of transport.

EN1 'Design Principles and Strategic Character Areas' - All development in Manchester will be expected to follow the seven principles of urban design listed below and have regard to the strategic character area in which the development is located:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

The proposed development is considered to be a high quality scheme in terms of its design and appearance and will enhance the regeneration of the area.

EN4 'Reducing CO2 emissions by enabling low and zero carbon development' states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO 2 emissions and rising fossil fuel prices, through the following actions:

All development must follow the principles of the energy hierarchy being designed to:

- Reduce the need for energy through design features that provide passive heating, natural lighting and cooling;
- To reduce the need for energy through energy efficient features such as improved insulation and glazing;
- To meet residual energy requirements through the use of low or zero carbon energy generating technologies

Policy EN5 'Strategic areas for low and zero carbon decentralised energy infrastructure' states that with the regional centre (which includes the application site) will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies.

Policy EN6 'Target framework for CO 2 reductions from low or zero carbon energy supplies' states that developments over 1000 sqm will be expected to meet targets shown with the policy unless this can be shown not to be viable.

The development is considered to comply with policies EN4 - EN6 in that clear consideration has been given to how the buildings functions to reduce overall energy demands. The application has been submitted with an Energy Standards Statement summary which outlines the measures taken to address sustainability ratings.

Policy EN14 'Flood Risk' states that all new development should minimise surface water run off. In addition, an appropriate Flood Risk Assessment (FRA) will also be required for all development proposals on sites greater than 0.5ha within critical drainage areas. Consideration has been given to the surface water run off from the site and a scheme will be agreed which minimises the impact from surface water run off.

Policy EN15, 'Biodiversity and Geological Conservation', states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate. The application site does have protected species living within the existing building and trees and therefore, the application has been accompanied by an Ecological Appraisal. This report contains recommendations for the necessary mitigation of the development and necessary ecological enhancements.

Policy EN16 'Air Quality' states that the Council will seek to improve the air quality within Manchester. The proposal is not considered to compromise air quality.

EN18 'Contaminated Land and Ground Stability' - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment. All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.

The applicant has provided provisional details relating to ground conditions. Further investigative work will be needed to confirm the findings of the provisional details and determine if any mitigation is required.

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.

The applicant has given careful consideration to the design, scale and layout of the development along with providing solutions to prevent noise ingress, crime, refuse and car and cycle parking.

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

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

The UDP is contained within the City Council's Local Development Scheme as a 'saved' document. Policies within Part 1 of the UDP support area based holistic regeneration that involves local communities and public, private and voluntary sector

bodies, to create and maintain sustainable communities. There are a number of city wide development control policies, including ones concerning accessibility, housing and commercial development that are of relevance to this proposal, including the following:

DC7 'New Housing Development' - The Council will negotiate with developers to 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 proposal will be accessible for all residents of Manchester.

Guide to Development in Manchester SPD and Planning Guidance (2007)

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant to the redevelopment of the Beswick neighbourhood. In the City of Manchester, it is the relevant design tool and it outlines the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. It 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, the retention of strong building lines, appropriate elevational detailing and strong design particularly to corner plots. The redevelopment of the Beswick estate has been designed in accordance with the guidance outlined within this document to create a new and sustainable sense of place.

Manchester's Residential Quality Guidance (adopted December 2016)

The City Council's Executive has now adopted the Manchester Residential Quality Guidance. As such, the document is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

- Make it Manchester;
- Make it bring people together;
- Make it animate street and spaces;
- Make it easy to get around;
- Make it work with the landscape;

- Make it practical;
- Make it future proof;
- Make it a home; and
- Make it happen.

Issues

Publicity

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

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. The nature of the proposal falls within "Urban Development Projects", however, falls below the threshold in terms of site area (1 ha) and units size (150 units).

Principle

The application site is located in the Beswick regeneration area of East Manchester and forms part of the area covered by the East Manchester Strategic Regeneration Framework. The eastern side of the City Centre has all the attributes that mean is anticipated it will act as a major focus for population growth over the next 10 years.

Policy H1 seeks to ensure good quality family housing. The application site is a key site within the neighbourhood framework and it is recognised it has been vacant for a prolonged period of time. The application site falls within an area that is identified as an opportunity area for further regeneration and the delivery of new housing.

Whilst the principle of the development is consistent with planning policy framework, there are detailed matters that require particular attention. This report will therefore consider the following material considerations and determine whether any undue harm will arise as a consequence of the development.

It is considered that the redevelopment of this site for residential use is acceptable and is in keeping with the surrounding residential properties built over recent years by Lovell and Gleeson Homes. The number of dwellings is also considered to be an acceptable density, however, the impact of the development on the surrounding residential properties and the area in general must be assessed.

Demolition of Church

A key factor in the redevelopment of this site is the presence of the existing building of the Church of St Jerome's and whether the building should be retained and incorporated into any future development, or demolished to create a fully cleared site. Representations have been made by local residents that the building should be retained to provide either residential accommodation or a modern restaurant or café. However, the applicant has provided a demolition justification statement and a structural survey of the building, both which conclude that the building should be demolished.

The submitted justification statement states that as the church has been vacant for several years, the structural and aesthetic condition has deteriorated deeming it unsalvageable to any prospective developer. It has had no maintenance for at least 7 years and has significant structural issues, which are outlined within the structural report.

The structural report concludes that based on limitations of the inspection carried out to date, the condition of the building will continue to deteriorate significantly predominantly as a result of water ingress. The report comments that significant water damage and rot is envisaged to parts of the roof structure and first floor. The potential for loss of support provided by the timber structure cannot be discounted in the short to medium term.

Vandalism has also been identified as an ongoing issue and there is evidence that the western wing of the building is being used to provide shelter. The walls to the central nave appear to have been subject to lateral movement due to horizontal loading from the main roof. The potential future loss of restraint provided by the roof to the nave and lower roof to the east and western wings is likely to result in further structural movement. The ground floor to the nave and eastern wing appears to have been subject to settlement. The main arch between the nave and chancel plus the arch off the chancel to the organ area both appear to have been subject to movement. Externally the walls are in relatively good condition with the exception of the deterioration of the facing brickwork, mortar and loss of sections of the stone cappings. There appears to have been some lateral movement to the bell enclosure and further investigation is recommended. The suspended concrete ground floor over the cellar to the vestry is subject to significant corrosion to the steel support members cast within the concrete floor construction. Subject to further investigation significant remedial works related to the roof and first floor timber structure together with roof coverings, flashings and rainwater goods should be envisaged to maintain the building envelope in the short to medium term.

Based on the findings of the structural report, the justification statement outlines that due to its dilapidation, there would be significant and excessive costs to redevelop and refurbish St. Jerome's church for residential accommodation. The number of flats that could be provided would be limited by the size and shape of the existing structure. The number of additional properties on the surrounding land would not be sufficient to make this viable, especially given the desire to retain some of the existing trees, avoid courtyard parking and provide reasonable spacing distances.

Furthermore, the advice from local estate agents is that there is little desire for apartments in this location having dealt with increased sales for similar house types in the surrounding area and knowing that there is still a demand for these in the future.

In response to the desire to see the church converted to a café or restaurant, it is not considered that these uses would be compatible with the surrounding residential properties and could potentially cause a loss of amenity to the existing and future residents of this area.

The church building is not listed and the site is not located within a Conservation Area. Therefore, based on all the information provided, it is considered that the demolition of the church building in this instance is acceptable and would facilitate a comprehensive development of the wider site which would include good quality family housing.

Manchester Residential Quality Guidance

The Manchester Residential Quality Guidance document seeks to underpin the City Council's ambition to create sustainable and popular neighbourhoods where people want to live and, at the same time, to contribute to raising the quality of life in the city. The guidance is intended to encourage provision of enough space in dwellings to ensure homes can be flexibly used by a range of residents. It also aims to ensure that space can be sensibly allocated to different functions, with adequate room sizes and storage integrated into the planning. In assessing the space for a particular development, consideration needs to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

The proposed development has been assessed against this guidance and it does broadly meet the requirements outlined within document in relation to bed spaces, room sizes and storage areas. The proposed development also responds well to the guidance in relation to the provision of cycle storage, amenity space, car parking and high quality boundary treatments. It is acknowledged that this development constitutes the last plot of a much wider regeneration redevelopment scheme and the house types being proposed are a reflection of those previously approved and already constructed in this neighbourhood.

Affordable Housing

'Providing for Housing Choice Supplementary Planning Document and Planning Guidance' is the relevant City Council's document in relation to the delivery of affordable housing. This guidance outlines the following:

Thresholds - Our guideline is for developments of 15 or more dwellings. Based on an average assumed density of 50 dwellings per hectare, this will also apply to sites of 0.3 hectares and larger.

Targets - This guidance proposes a City-wide target for 20% of new housing provision to be affordable housing (the number of units will be rounded to the nearest whole number). On development sites which are larger than the thresholds set out in paragraph 5.4 the Council will expect developers to use the 20% target as a starting point for calculating affordable housing provision. The Council will monitor progress in respect of this initial affordable housing target, and appraise delivery to ensure that housing needs are being effectively addressed. It is envisaged that 5% of new housing provision will be social rented. This will be addressed on a site-by-site basis.

The applicant acknowledges the City Council's objective to provide housing of choice and for all communities in the City. In this regard the applicant has confirmed that this application forms part of the wider Beswick redevelopment project under a Development Agreement between Lovell Partnerships Limited and Manchester City Council dating back to May 2004. Phases 1 and 2 of this multi-phase development were subject to significant numbers of affordable homes offering re-provision of those households displaced by the properties demolished within this area. Between phases 1 and 2, 95 affordable houses and 283 houses were provided for the open market, which relates to a 25.1% provision of affordable accommodation.

Policy H8 of the Core Strategy does require consideration to be given to the provision of affordable housing within all new residential developments as a starting point. However, the policy does explain clearly that this will not always be necessary or possible. In this instance, it is recognised that an approach to the type and tenure of accommodation was agreed based on a need to diversify the housing mix across the wider regeneration area. This application involves developing one of the remaining plots and the objective to diversify in an area where there is already a high level of affordable housing in the immediate area remains.

Furthermore, this proposal will bring regeneration benefits to the area, including securing the sustainable delivery of new family housing which responds to a local need.

Design and External Appearance

Policies EN1 and DM1 of the Core Strategy, along with the Guide to Development in Manchester, requires that consideration be given to the layout and design of new developments ensuring that they respond to the surrounding context and maximise frontages within the street scene and other important features of sites. The proposed development would bring forward a much needed development on a previously developed site, on a locally important route through the Beswick neighbourhood area. This key site which is considered to have a negative impact on the visual amenity of the area would be redeveloped providing an opportunity to improve its visual quality.

This proposal includes the creation of good quality residential accommodation that will greatly improve the appearance of the site and the area. It is surrounded by the existing recently redeveloped housing sites by both Lovell Partnerships and Gleeson Homes which have been used to inform the proposed design; this compliments and respects the character of this regenerated neighbourhood.

The Design and Access Statement outlines that the key driver for the appearance of the scheme was to provide an aesthetic suitable for the local area. Therefore, the proposed development includes properties that match the surrounding residential developments through traditional forms and materials with a mix of elevational treatments and large glazed openings. The different house types are then coordinated through the use of consistent window styles and proportions.

The proposed materials again have been chosen to match the previous development schemes within this area. The proposed dwellings would be a traditional brick and block construction with the main material being a red-multi brick with a contrasting brick to pick out certain design details. It is then proposed to use areas of render to create some variation and highlighting certain areas of the design, for example the monopitch gables. Zinc outer finish roofing system is then proposed for the main roof the porches and projecting bays. Windows and doors in anthracite grey with additional zinc cladding surrounds and infill panels then provide further interest and depth to the elevations. The new houses would be surrounded by landscaping and quality boundary treatments.

The proposed street scenes are set out below:



Street scene fronting Rylance Street



Street scene fronting Commonwealth Avenue



1st Street scene fronting Stadium Drive



2nd Street scene fronting Stadium Drive

In terms of design and architectural quality, policy EN1 of the Core Strategy states that opportunities for good design, that enhance the overall image of the City, should be fully realised. This is reiterated within the Guide to Development in Manchester SPD along with the NPPF. It is considered that the architecture and elevational treatment creates a good quality development. The simple and regular arrangements of the elevations combined with the quality and use of materials will provide new dwellinghouses that will enhance and respond to the setting and distinctiveness of the Beswick regeneration area, whilst also contributing towards creating a new sense of place for the regeneration area. Therefore, it is considered that the design and external appearance of this development to be acceptable.

Siting and Layout

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

The siting and layout of this development follows the principles set out within the Guide to Development in Manchester by ensuring that all units have their main frontage to the street. The proposal reflects a traditional form of development influenced by the character of the surrounding urban area. The layout adopts a traditional perimeter block and permeable street pattern, symbolic of many suburban areas, and also incorporates more contemporary influences in the form of medium density development set around the existing road pattern. In addition and in accordance with Design Guide, the proposal is orientated to face the key frontage of Ryland Street in order to help integrate it into the existing urban fabric.

Overall the siting and layout of the development maximises the relationship with the surrounding road network. Whilst the proposed building will be close to surrounding sensitive receptors, the siting and layout provides a logical arrangement and is therefore considered to be in accordance with policies SP1, EN1 and DM1 of the Core Strategy along with the aspirations in the SPD and the East Manchester SRF. Therefore, the site layout for this development is considered to be acceptable.

Density and Massing

The surrounding area is characterised predominantly by a mix of housing types and industrial uses over a range of storeys. The level of built form to landscaped areas provided within this development creates a medium density that is in keeping with the

layout and density of the vicinity. The properties are proposed to be two and three storeys in height, which again matches the existing residential properties surrounding the site; in doing so the application has secured an appropriate scale and massing to development in relation to the surrounding area and it is considered this development acceptable in relation to density and massing.

Overall, the scale of the development responds appropriately to that of the existing developments in the area and future developments that will emerge within the Beswick regeneration area. It is therefore considered to be in accordance with policies SP1, EN1 and DM1 of the Core Strategy along with the aspirations in the SPD.

Waste Management Strategy

A development of this nature will inevitably generate a certain amount of domestic waste which will need to be properly managed. Policies EN19 and DM1 of the Core Strategy require applicants to show consistency with the waste hierarchy which principally seeks applicants to re-use and recycle their waste.

A waste management strategy has been submitted to accompany this application that was prepared in accordance with Manchester City Council's guidance document: GD 04 Waste Storage and Collection Guidance for New Developments. The strategy confirms that the principles for each dwelling include the following:

- Hard standing (capable of being washed down) within the rear garden for bin storage on non-collection days, shown on site plan.
- Bins are moved to the front roadside for collection via side gates or gated rear alleys.
- The storage area includes space for:
 - 1 x 240L General refuse wheeled bin
 - 1 x 240L garden waste wheeled bin
 - 1 x 240L Mixed Recycling wheeled bin
 - 1 x 240L Pulpable Recycling bin
 - 1 x 23L Caddy for food waste
- Dedicated composting facilities will be provided for each unit.
- The householder waste collection routes are to be level (gradient <1:20) and travel distances kept to a minimum (10m max from rear door) to ensure easy use for residents of all mobility.

The arrangements outlined within the submitted Waste Strategy ensure maximum ease and efficiency for residents and ensure that waste is contained within a specified area. There is also a clear commitment and drive to ensure that residents recycle and the measures that will be put in place to do this are acceptable. Environmental Health have confirmed that the submitted waste strategy is acceptable and the proposal therefore accords with policies DM1 and EN19 of the Core Strategy in this regard.

Sustainability

Paragraph 95 of the NPPF advises that to support the move to a low carbon

future, local planning authorities should: plan for new development in locations and ways which reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; and when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

Further to this, Paragraph 96 states that local planning authorities should expect new development to: comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Policies SP1 and EN4 to EN6 of the Core Strategy focus on reducing emissions and achieving low and zero carbon developments. Policy EN4 in particular, requires the application of the energy hierarchy to ensure that passive measures, energy efficiency and low and zero carbon generation options are considered. This includes:

- minimising energy demands – consider passive design measures and optimise building envelope in terms of orientation, air tightness and insulation; and
- meet demands efficiency – specify energy efficient plant, heating, ventilation, lighting and system controls to facilitate efficient operation.

The application is supported by an Environmental Standards Summary Statement, which provides the potential score credits that the development can achieve under the former Code for Sustainable Homes targets. It is acknowledged that the summary outlines where these potential credits can be achieved within this development, however it is considered necessary for further more detailed information to be provided to ensure that the best level of sustainability is achieved.

Therefore, a condition has been included to require the submission of further detail in relation to this matter and to ensure that the recommendations outlined within the energy standards statement are complied with throughout this development. The provision of sustainable developments is an important factor and in this instance it is acknowledged that the applicants are working towards creating a good quality sustainable development.

Security

Policy DM1 of the Core Strategy requires that consideration be given to community safety and crime prevention. The planning application is supported by a Crime Impact Statement (CIS), prepared by Design for Security at Greater Manchester Police, which assess the proposal in terms of crime prevention and safety. It is recommended that a condition of the planning approval is that the CIS is implemented in full as part of the development in order to achieve Secured by Design Accreditation.

Residential Amenity

It is acknowledged that there are residential properties directly surrounding the application site to all sides; as the site is unused it is inevitable that there will be some impact due to its development. However, this is a brownfield site and the scheme has been designed to ensure that there will be no significant impact on the amenity of the surrounding residents. The new properties are only two and three storeys in height in accordance with the heights of the existing residential properties; they have also been sited in such a way that they have a reasonable relationship with existing properties. It is not considered that there would be any significant reduction in the light or privacy currently received by existing properties.

Due to the residential nature of the proposal, there would be no undue impact from increased noise being generated from the site. Concerns have been raised by local residents in relation to the potential noise created by the construction of the new development, which is based on experience in recent years from the ongoing construction present in this area. Due to the location of the application site and its relationship to existing residential developments it is reasonable to impose a construction management condition on any planning permission.

The applicant has confirmed that a full construction phase plan would be developed by the building contractor prior to scheme commencement and this will be submitted for consideration. Construction activities can take place without being unduly harmful on amenity or highway safety provided a comprehensive construction management plan is put in place and this would be in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Car Parking, Cycle Parking & Highways

This development includes over 100% parking provision within the curtilage of the proposed dwellinghouses, with some of the larger units having 2 car parking spaces. The proposed dwellings would have either a driveway to the side or front of the property within the front garden area. Therefore, the overall level of car parking provision throughout the scheme is considered to be acceptable. Each property also includes the provision of a secure cycle store within the private rear garden with space for 2 cycles. The scheme utilises the existing streets around the boundaries of the application site for access to the new properties.

Overall, it is considered that the development would have a minimal impact on the local highway network and there will be adequate car and cycle provision to serve the needs of its future occupiers. Travel planning will help take advantage of the sustainable location of the application site in order to further reduce the reliance on the car to the site. The proposal therefore accords with policies SP1, T1, T2 and DM1 of the Core Strategy.

Trees/Landscaping

Policy DM1 outlines that all development should have regard to green infrastructure including open space, both public and private. Policy EN9 also explains that new development will be expected to maintain existing green infrastructure in terms of its

quantity, quality and multiple function. There are a total of 16 trees across the development site that were covered by the original provisional group Tree Preservation Order. Following a more detailed assessment of the trees, it was considered that the most important trees with the highest amenity value were T1 and the group made up of T6-T14. The other trees were considered to have a lower amenity value due to features such as tight forks, poor quality, short lived shrubby trees and most importantly, those that are located very close to the existing church building and would most likely be damaged during the demolition works. The Tree Preservation Order was therefore amended to cover T1 and T6-T14 in November 2016 and remove the remaining 6 trees from the previous provisional order.

Therefore, this development includes the proposed removal of T2, T3, T4, T5, T15 and T16, however it includes the retention of the trees covered by the November 2016 Tree Preservation Order which are T1 and T6-T14. The scheme also includes the provision of high quality landscaping to the front and rear of the proposed new dwellinghouses to create a softer setting within this existing urban location.

The trees recognised as being the most important for this site and the amenity of the surrounding area are T1 and the group of T6 – T14. The proposals have been amended to include the retention of these trees between plots 19 and 20 and to the front of plot 22. These would be located within the private garden areas of the new dwellings. The retention of these trees is then accompanied by the planting of 15 new trees around the site and further hedge and grassed areas to soften the appearance of the development.

It is considered that the proposed landscaping at the site has been well thought out and provides a good quality and appropriate setting for this residential development. As it provides good quality green infrastructure to the benefit of this area, the proposals are considered to be in accordance with Policies DM1 and EN9.

Ecology

The planning application has been accompanied by an ecological appraisal due to the presence of the existing vacant church buildings, the presence of a number of trees and the application being vacant for some time creating the potential for habitats to have been formed. This is a key requirement of policies EN15 and DM1 which seeks to ensure that applicants identify, enhance and restore impacts from developments on local habitats. The assessment has confirmed that there are bat habitats currently existing at the site and that significant mitigation measures are required to ensure the protection of this species.

The survey found that bats roost within the church building in at least three locations. The survey assessed the roosts as “likely to be of up to local importance to resident bat populations” and that the combined roosts are considered to be of low conservation significance” as they are “comprise day or transitional roosts used by a single or low numbers of pipistrelle bats”. All species of bat and their roosts are protected under UK and European legislation and are a material consideration when determining planning applications. Since bats have been found on this site then under the terms of the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended), which enacts the Directive into the UK, a

licence may be required from Natural England to derogate the terms of this legislation before any work can commence that may disturb bats.

Therefore, on this basis, the following conditions have been recommended by the Greater Manchester Ecology Unit in relation to the submission of a bat method statement and the submission of a sensitive lighting design strategy for biodiversity.

In relation to breeding birds, the survey identifies that the trees and grassland on site are likely to be used by nesting and foraging common bird species. As wild birds, their nest and eggs are protected, a condition restricting the removal of trees or works to trees during the bird breeding season is recommended.

Finally, the survey report also makes recommendations for biodiversity enhancements measures for the site in line with the requirements of the National Planning Policy Framework and again it is recommended that such measures should be required by an appropriately worded condition.

In light of the above conclusions, providing the recommended conditions are included and strictly adhered to, Greater Manchester Ecology Unit has raised no objections to the proposal and therefore the proposal complies with policies EN15 and DM1 of the Core Strategy.

Flooding/Drainage

The application site lies within a critical drainage area (an area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network). These areas are particularly sensitive to an increase in rate of surface water runoff and/or volume from new developments which may exasperate local flooding problems.

In April 2015, the Government made changes to the National Planning Policy Framework which made Sustainable Urban Drainage Systems (SuDs) a material consideration in the determination of planning applications for major developments. Policy EN14 also states that developments should seek to minimise the impact on surface water runoff in a critical drainage area (an area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network). These areas are particularly sensitive to an increase in rate of surface water runoff and/or volume from new developments which may exasperate local flooding problems.

As such, a Flood Risk Assessment has been prepared to support the planning application for the proposed development. The report outlines that the site is located within Flood Zone 1 with a low probability of flooding and is at a low risk from surface water and other sources. It is proposed that surface water runoff is discharged to the public combined sewer in Stadium Drive at the restricted rate to be agreed by United Utilities.

The submitted Flood Risk Assessment has been considered by the City Council's Flood Risk Management Team and United Utilities who consider that further consideration should be given to how the drainage systems at the site will work in

order to prevent surface water run off along with examination of the implementation of sustainable urban drainage principles at the site along with their future management. Therefore, it is recommended that conditions of the planning approval are that such details are considered prior to the commencement of the development and that the system that is put in place is managed and maintained thereafter.

Ground Conditions

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments. A Detailed Desk Top Study has been undertaken and submitted to support the application. The initial site appraisal report has been considered by Environmental Health. They have concluded that the desk top study is considered to be satisfactory for this development, subject to further investigation works being undertaken prior to the commencement of the development. Therefore it is recommended that a condition of the planning approval is that these further details should be submitted. Once the remediation strategy has been approved this shall be implemented and a verification report submitted on completion of the development to verify that all the agreed remediation has been carried out. This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

Conclusion

The proposal will see the redevelopment of a brownfield site where the site is currently vacant, within the heart of one of Manchester's key regeneration areas. A total of 23 new dwellinghouses will be created which will contribute to the City's residential growth strategy and help support neighbourhoods of choice. Careful consideration has been given to the siting, scale and appearance of the development to ensure it provide a high quality development along with minimising the impact on existing residents. Matters of car parking, cycle parking, highways, noise, ecology, flood risk and sustainability have all been considered along with ground conditions, designing out crime and waste management.

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 approval of the application is proportionate to the wider

benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this development where early discussions took place regarding the scale, design and appearance of the development, accommodation type and mix along with highway impacts. Further work and discussions have taken place with the applicant through the course of the application, particularly in respect of the retention of protected trees on the site, the removal of alleyways and the design of boundary treatments. The proposal is now considered to be acceptable and therefore determined within a timely manner.

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 following drawings and documents:

Drawings

1117/P01
1117/P02
P5.01
P5.02
P6.01
P6.02
P7.01
P7.02
P8.01
P8.02
P9.01
P9.02
P10.01
P10.02
P11.01
P11.02
P12.01
P12.02

P13.01
P13.02
P14.01
P14.02

Stamped as received by the Local Planning Authority on the 14th June 2016

1117/P03/Rev D
1117/P04/ Rev C

Received by the Local Planning Authority by email on the 22nd December 2016

Documents

Structural Inspection Report
Demolition Justification Statement
Crime Impact Statement
Flood Risk Assessment

Environmental Standards Summary

Stamped as received by the Local Planning Authority on the 14th June 2016

Waste Management Strategy

Stamped as received by the Local Planning Authority on the 5th July 2016

Transport Statement dated July 2016 completed by Croft Transport Solutions

Stamped as received by the Local Planning Authority on the 6th July 2016

Ecological Appraisal and Bat Survey dated September 2016 completed by ECUS
Environmental Consultants

Received by the Local Planning Authority by email on the 4th October 2016

BS 5837 Tree Survey dated October 2016 completed by ECUS Environmental
Consultants

Received by the Local Planning Authority by email on the 13th October 2016

Affordable Housing Statement

Received by the Local Planning Authority by email on the 22nd December 2016

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Based on the principles shown on the approved drawings, prior to the erection of the above ground structure samples and specifications of all materials to be used on all external elevations of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with these approved materials.

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

4) Prior to the erection of the above ground structure, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, 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.

5) Prior to the commencement of the development, a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously 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).

6) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of a sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, details are to be provided that 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).

7) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Hours of working;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) No demolition works shall be undertaken until a demolition methodology statement (including mitigation measures) has been submitted to and approved in writing by the City Council as local planning authority. The demolition methodology statement shall be implemented in full throughout the demolition period.

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

9) The development hereby approved shall be completed in accordance with the boundary treatment scheme shown on the amended site layout plan numbered 1117/P03 Rev D, received by the Local Planning Authority by email on the 22nd December 2016 and on the street scene drawing numbered 1117/P04 Rev C received by the Local Planning Authority by email on the 22nd December 2016, which indicate the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development first comes into use. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 the commencement of the development hereby approved, a local labour agreement addressing initiatives to employ people residing in the vicinity of the development site for the construction of the development, shall be submitted to and agreed in writing with the City Council as local planning authority. The development

shall then be completed in accordance with the approved agreement while the construction of the site is ongoing.

Reason - To safeguard local employment opportunities, pursuant to policy DM1 of the Core Strategy for Manchester.

11) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car parking shall then be available at all times whilst the site is occupied.

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

12) The provision of space and facilities for bicycle parking across the development shall be completed in accordance with the drawings 1117/P03 Rev D received by the Local Planning Authority on the 22nd December 2016. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

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

13) Notwithstanding the submitted Environmental Standards Strategy Summary, prior to the erection of the above ground structure, a fully detailed Environmental Standards Statement outlining the proposed sustainability measures to be included within the development under the principles of the code for sustainable homes has been submitted to and approved in writing by the City Council as the Local Planning Authority. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) The development shall be carried out in accordance with the Crime Impact Statement (Version A) REF: 2014/0639/CIS/01 prepared by Design for Security at Greater Manchester Police dated 2nd December 2015, stamped as received by the City Council, as Local Planning Authority, on the 24th 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.

15) Prior to the erection of the above ground structure, a scheme for acoustically insulating the residential accommodation against noise from Rylance Street and the nearby railway line shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied and retained as such for as long as the development is occupied.

Reason - To secure a reduction in noise from Rylance Street and the nearby railway line in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

16) The development hereby approved shall be completed and operated in accordance with the Waste Management Strategy stamped as received by the Local Planning Authority on the 6th July 2016 and as shown on the approved site plan numbered ref 1117/P03/Rev D, stamped as received by the Local Planning Authority on the 22nd December 2016. The refuse arrangements shall be put in place prior to the first use of the development and remain in situ for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) 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.

18) Prior to the commencement of any development works (including any demolition, ground works, site clearance), a method statement for bats shall be submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following:

- a) Purpose and objectives for the proposed works;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) Extent and location of proposed works shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;
- f) Initial aftercare and long-term maintenance;

The development shall then be completed in strict accordance with the approved details and shall be retained in that manner thereafter.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

19) Prior to the first occupation of the development hereby approved, a lighting design strategy for protecting biodiversity for the proposed buildings, features or external areas to be lit, shall be submitted to and approved in writing by the local planning authority, which includes the following:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall then be installed in strict accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in

accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

20) No removal of or works to any trees or grassland shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

21) The development hereby approved shall be completed in accordance with the biodiversity enhancement recommendations outlined within the revised St Jerome's Church Ecological Appraisal and Bat Surveys Ref 6840 dated September 2016 in relation to ecologically sensitive landscaping, the planting of native tree species, alternative long term bat roosting features and a range of new bird nesting provision. These measures shall be installed prior to the first occupation of the development and shall be retained in situ for as long as the development is occupied.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

22) 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.

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

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and

shall be planted at such time, as may be specified in writing by the local planning authority.

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

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

24) 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 garages or extensions shall be erected onto the new build properties within the development hereby approved other than those expressly authorised by this permission.

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

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 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.

26) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the houses hereby approved shall be used only as private dwellings (which description shall not include serviced accommodation or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class

C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced accommodation do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

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: 112487/FO/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:

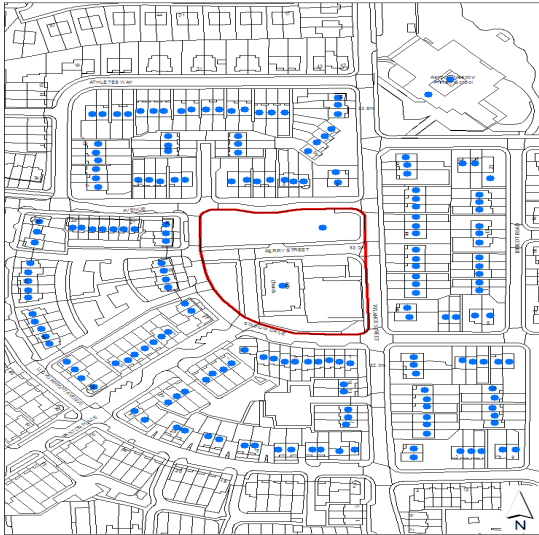
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
Greater Manchester Ecology Unit
MCC Flood Risk Management
United Utilities Water PLC
Greater Manchester Archaeological Advisory Service

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:

13 Stadium Drive, Manchester, M11 3NB
35 Stadium Drive, Manchester, Manchester, M11 3NB
21 Commonwealth Avenue, Beswick, Manchester, M11 3NN
55 Lloyd Wright Avenue, Manchester, M11 3NJ
35 Stadium Drive, Manchester, Manchester, M11 3NB

Relevant Contact Officer : Jeni Regan
Telephone number : 0161 234 4164
Email : j.regan@manchester.gov.uk



Application site boundary ● Neighbour notification
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