

Application Number	Date of Appln	Committee Date	Ward
114462/FO/2016	22nd Dec 2016	6th Apr 2017	Gorton South Ward

Proposal Erection of ten, 2-storey dwellinghouses, car parking, boundary treatment and vehicular access from Rainshaw Lane

Location Land To The Rear Of 1-11 Greenlea Avenue And , 14-24 Wayland Road South, Manchester, M18 7TE

Applicant Ms Catherine Halstead , One Manchester, Unit 1 Quattro House, Redgate Lane, Manchester, M12 4RZ,

Agent Mark Harrison, TADW Ltd, 6 St Petersgate, Stockport, SK1 1HD,

Description

This application relates to an area of open land, surrounded by residential properties, in the Gorton area of Manchester. The site has an irregular shape with a wider element to the north and a smaller element to the south. The site is grassed and generally flat, although it does fall away towards the western boundary of the site. To the west and south the site is bounded by former Council housing and in recent years the land to the north and east has been developed with an estate of private dwellings. At the north-east corner of the site one of the access roads, to that estate, forms a partial boundary and this is to be utilised to provide vehicular access to the site.

Previously the land was laid out as allotments up until around the end of the 1990's. Since then it has been unused and it is now occupied by rough grassland with weeds and bushes. Currently the site is largely inaccessible as it is generally surrounded by the fences to the rear gardens, of the adjoining residential properties and where it adjoins the footpath and highway a knee rail is in place.

The site is owned by the applicants, One Manchester Ltd, who also own a large number of properties in the housing estate to the west and south. It is proposed to develop the site for 10 new houses for shared ownership. The houses would all be 2 storey, in five pairs of semi-detached units, and comprise 4 x two bed houses and 6 x three bed houses. The small road frontage, of the site, has been utilised, so four of the properties face onto the adjoining road at the north-east corner of the site (Rainshaw Lane). Otherwise a small access road is proposed, from Rainshaw Lane, to provide access to the other six units. In-curtilage parking is provided, to each property, and all properties have front boundary treatment, comprising brick piers and low brick walls with railings above, and a garden area to the rear.

The site is also bounded, to the east and north, by a right of way running between Fylde Lane and Wayland Road. This route is currently unpaved and is separated from the site by the knee rail and a second knee rail separates the path from Rainshaw Lane. As part of the development it is proposed that this right of way would receive a tarmac finish to adoptable standards.

Consultations

Local residents - Six objections have been received, to the proposed development, for the following reasons:

- The provision of 10 new houses would lead to an over population of the area with increased traffic and congestion in the area.
- There would be overlooking of, and loss of privacy to, existing houses.
- The proposal leads to the loss of a green space. At present this area of land allows residents a feeling of spaciousness and this would be lost, making residents feel cramped.
- The proposal would lead to increased noise and litter in the area.
- Added pressure would be put on utilities (e.g. water pressure, internet connection) to the detriment of existing residents.
- Existing residents pay maintenance fees which could be increased due to more people passing through the estate but not contributing to the maintenance fees.
- More properties in the area would lead to a reduction in value of existing properties.
- There would be significant disturbance to residents, during the construction process

Highway Services - Made a number of recommendations, which have been satisfactorily addressed by the applicants and there are no Highways objections to the proposal.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to the acoustic insulation of the houses, contaminated land and refuse.

Flood Risk Management - Recommends that conditions are attached, to any permission, in relation to the sustainable drainage of the site.

Greater Manchester Police - No comments have been received although a Crime Impact Statement has been submitted, as part of this application and prepared by GMP Design for Security which indicates that the scheme is supported subject to various recommendations being implemented.

Greater Manchester Ecology Unit - No objections although they request that opportunities for biodiversity are incorporated into the development. These measures should include bird boxes and bat boxes/tubes.

United Utilities - No objections subject to conditions, being attached to any permission, in relation to drainage.

Policies

National Planning Policy Framework - Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of

the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

An economic role - contributing to build 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 co-ordinating 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 community's needs and supports 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

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

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

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

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

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

- i. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- iii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- iv. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution;
- v. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- vi. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;
- vii. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- viii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

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

- i. Chapter 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
- ii. Chapter 4: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 6: Delivering a wide choice of high quality homes - Refers to the delivery of policies that will result in significant increases to the supply of housing. Policy 6 specifically states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- iv. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and

making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

In relation to open space/sports facilities the framework states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states 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.

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.

Policy H1 states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will vary across the lifetime of the Core Strategy. Based on the availability, suitability and achievability of developing capacity sites in Manchester's Strategic Housing Land Availability Assessment, and the current economic situation, the trajectory overleaf provides an indication of the timescale over which development is likely to come forward. The proportionate distribution of new housing, and the mix within each area, will depend on:

- i. The number of available sites identified as potential housing sites in the SHLAA;
- ii. Land values and financial viability;
- iii. The need to diversify housing stock in mono-tenure areas by increasing the availability of family housing, including for larger families; and the availability of other tenures to meet the identified needs of people wishing to move to or within Manchester;
- iv. Preserving and improving the quality of the existing housing stock;
- v. The management of areas where Houses in Multiple Occupation predominate.

Policy H1 states that 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.

Furthermore, policy H1 states that all proposals for new residential development should take account of the need to:

- i. Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people and people with specific support requirements;
- ii. Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes into account the availability of developable sites in these areas;
- iii. Contribute to the design principles of Manchester's Local Development Framework, 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, including in high density development;
- iv. Schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate levels of sound insulation;
- v. Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision;

- vi. Prioritise sites which are in close proximity to centres or high frequency public transport routes;
- vii. Take account of any environmental constraints on a site's development (e.g. flood risk through the Manchester-Salford-Trafford Strategic Flood Risk Assessment, or other statutory designations);
- viii. Be designed to give privacy to both its residents and neighbours.

Policy H4 relates to sites in East Manchester and states that, over the lifetime of the Core Strategy, East Manchester 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.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- 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

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

12 Objective 6 Environment

Policy EN 14 states that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

Policy EN 10 relates to Safeguarding Open Space, Sport and Recreation Facilities and states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area,
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity,
- improve access to open space for disabled people

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

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

Policy EN19 requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality 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.

Embedded in the Core Strategy is the City Council's Open Space, Sport and Recreation Study. This study undertook an assessment of open spaces, sport and recreation facilities within the City Council boundaries. The application site falls within the East Manchester area, as identified in the strategy, but the site was not identified as open space within the study. The strategy states that there is a significant surplus of amenity green space in the area, in comparison to other parts of the city, stating that the existing provision in the area would be sufficient to support a population growth of over 66,000 people.

Unitary Development Plan - The site is unallocated in the plan.

Policy DC26.1 has been related to the proposals contribution to the local noise environment, in relation to the operation of the proposed development and the additional activity it may generate.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This particularly relevant given the proximity of the site to established residential uses.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

Guide to Development in Manchester Supplementary Planning Guidance - Recognises the importance of an area 's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider

their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

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

The East Manchester Strategic Regeneration Framework was adopted by the City Council in 2008 and now forms part of the Core Strategy. Through the Neighbourhoods and Places Framework, the regeneration body seeks to improve the perceptions of East Manchester as a place to live, and in particular, to bring up families. The current housing supply in East Manchester does not provide a sufficient diversity of housing types and quality to support a range of people and families at various stages of life and income levels.

It states that social and RSL housing makes up a disproportionate amount of the housing supply with levels of home ownership significantly below the national average at 35%. Much of the existing family housing is older terraced stock, and dereliction and blight characterises many areas, including public open spaces. This pattern of built form discourages potential new residents and investment, and decreases the sense of safety and community for existing residents.

It further states that the area is currently characterised by pockets of successful housing initiatives within larger areas of dereliction. Instead of comprising recognisable, sustainable neighbourhoods, East Manchester is largely made up of fragmented communities of varying degrees of stability.

The Neighbourhoods and Places Framework aims to establish higher aspirations for physical development, which will underpin the growth and prosperity of the area by improving the liveability of existing neighbourhoods, and both supporting and stimulating private investment.

In East Manchester, the ambition is to:

- Increase the population of East Manchester through the attraction of and retention of working households and in particular those working households with children;
- Offer residents a range of attractive housing choice that are of comparable quality to what is available elsewhere in the region;
- Establish a series of neighbourhoods each with a high-quality environment served by vibrant retail centres which act as community hubs; and
- Provide safe, secure and well managed neighbourhoods where people choose to live.

Reducing high levels of transience is an important element in maintaining the regeneration momentum in some neighbourhoods. There is a need to develop a wider choice for local residents, and to support new mechanisms that help people to

gain a stake in the housing market. This is likely to include supported home ownership, equity share and other models that are tailored to the needs of the individual. This will include creative ways of using existing housing stock to make more opportunities available for home ownership for local residents, first time buyers and key workers.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Manchester Residential Quality Guidance 2016 -Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016). The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of

emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Issues

Principle of development - The proposed new development is intended to generate an active use on a currently disused piece of land. The site is surrounded, on all sides, by residential properties and the proposal therefore represents an infill of the remaining piece of open land in this location. In terms of the possible development of the site a residential use is in keeping with the character of the area and contributes to the quality and supply of housing in Gorton, and is therefore considered to be an acceptable use of this site.

Loss of Open Space - Although the site is currently open land, it is largely inaccessible and the condition of the site is such that it is not considered that it offers any significant possibilities for recreational usage. In the Council's Open Space, Sports and Recreation study the site was not identified within any of the categories of open/green/recreation space and the strategy also indicates that there is an abundance of green amenity space in the general area. It is therefore considered that, due to its location, size and shape and its proximity to existing properties, the site currently provides very limited benefit to the general public and the local community, and that its loss is therefore justifiable in view of the wider regeneration benefits that will occur if the land is used to provide much needed new housing for local people in the area.

Given that there is an identified oversupply of green amenity space in the area, and the site lies in close proximity to large areas of public open space, including Debdale Park and Highfield Country Park, it is considered that this loss could be accommodated given the regeneration benefits of developing this mostly run-down site and providing much needed affordable homes in the area.

Layout - Given the configuration of the site and the number of proposed residential units it is considered that a form of development would be achieved that would be reflective of the character of the surrounding built environment. The layout has a minimal amount of new road works and provides a development where houses face onto an adoptable road and have good sized garden areas. It is considered that the development layout would positively relate to the prevailing residential character of the area and responds to the existing road network, where possible.

The southern part of the site is smaller, than the remainder of the site and two houses are proposed in this section. Originally two larger four bedroom houses were proposed here, but given the relationship with surrounding houses, these were reduced in size, to three bedroom houses and angled in such a way so that windows

in habitable room windows were not directly facing and to thereby avoid any potential loss of privacy to adjoining dwellings. The resulting layout is therefore now considered to be acceptable.

Scale/Design - In terms of scale, at two storeys high, the proposed development is consistent with housing in the surrounding area. The houses have been designed to complement the existing surrounding housing, drawing on traditional character features of the existing housing and being constructed in brickwork and concrete roof tiles. There is one upper floor window, in the side elevation of each new property. In each case this is to a bathroom only and it is considered that the obscure glazing, of these windows, will ensure that there is no impact on the privacy of the occupiers of existing housing or the future new housing. In terms of design and scale the proposal is therefore considered to be acceptable.

Residential space standards - The proposed development would deliver 10 residential units of varying sizes that have been assessed against the Nationally Described Residential Quality Standards. All properties are generously sized and in excess of space standards. It is also considered that the proposed development would contribute to sustainable growth in Manchester and thereby responds positively to the newly adopted Manchester Residential Quality Guidance (which reflects, in part, the national standards). The proposal would also secure design characteristics that would also positively contribute to the quality of the streetscene, be effectively linked to a local centre and reduce carbon emissions.

On balance, it is considered that the development secures a satisfactory configuration of houses which responds to the constraints of the site boundaries. The density of the proposed development has been related to the prevailing character of neighbouring residential development. Within this urban context it is considered that a satisfactory quality accommodation has been achieved, which appropriate arrangements for the external functional requirements of amenity space and car parking. The development thereby respond positively respond to Core Strategy policies.

Tenure - The development would provide shared ownership housing, a tenure which is currently not widely available in the area. The proposed tenure of housing is considered to be acceptable in this location.

Residential amenity - It is noted that a number of residents currently benefit from having views across this area of open land and some residents consider that the development would result in some loss of outlook. It is acknowledged that there would be some impact on residents, as a built form is now being introduced into this location, but it is considered that the layout of the houses is such that adequate distances would be provided, between the existing and proposed houses, that would not lead to a loss of privacy, to existing occupiers.

Plots 1-8 are positioned that their rear elevation faces the rear elevation of existing properties on Wayland Road South, so there will be habitable room windows, in the proposed properties, which are opposite habitable room windows in existing properties. The separation distance though would be between 20 and 22 metres between the existing and proposed properties, which is considered to be an

acceptable distance, between habitable room windows, to minimise and impact on privacy.

The proposed units 9 and 10, at the southern end of the site was more challenging, given that this part of the site is surrounded by 4 houses. The units have, however, been reduced in size and angled so that habitable room windows are not directly facing. On three sides there is no potential conflict, between opposite habitable room windows with distances between 11 to 14 metres being provided between windows to habitable rooms, in the new development, and non-habitable rooms in existing properties, and vice versa. There is a relationship, with 11 Rainshaw Lane, between habitable room windows, but these are not directly facing and a distance of 16 metres is maintained. It is considered that these two proposed units have been placed in the optimum position to limit the potential loss of privacy, to adjoining dwellings and that the relationship, of the proposed development, on the existing properties, would be minimal.

It is also acknowledged that the proposal would lead to 10 additional households in the area with associated additional demand for the road network and utilities, but at a level of 10 houses only this is not considered to be so excessive that it would adversely impact upon surrounding occupiers.

Access/car parking - The application proposes a small length of new road only with all properties fronting onto the new or existing road, and having dedicated car parking in-curtilage. The applicant has provided a layout which meets the requirements of Highways Services and it is not considered that the proposal would lead to any adverse impact upon highway safety, or lead to any congestion of the highway network, given the relatively small number of new houses involved.

Cycle storage - Each house has a secure rear amenity space, where cycle storage can be provided, which is line with City Council guidelines. In addition, the properties are all of a good size which also allows the option of storage inside each house.

Sustainability - The nearest bus stops are located within the immediate vicinity of the site, with regular services along Wayland Road, Holmcroft Road and Hemsworth Road. Also Ryder Brow railway station is located approximately 0.4 miles from the site. The application site is therefore accessible by non-car modes of transport and it is considered that the location is therefore sustainable in terms of reducing emissions from the vehicles by encouraging the use of forms of transport other than the private car. Also, the applicants have confirmed that the development would be constructed to exceed the latest Building Regulations requirements, in terms of energy efficiency. An environmental standards statement has been submitted, as part of this application, and it is confirmed that the scheme will be aligned with the mandatory energy performance, required by Code for Sustainable Homes Level 3. The document also identifies how CO2 emissions would be reduced and measures for sourcing materials as well as a number of other measures for reducing energy demand. The measures proposed are considered to be acceptable.

Security - The applicant has worked closely with Greater Manchester Police and a Crime Impact Statement has been submitted and the current scheme is supported by them. The properties have defensible space to the front and all properties have car

parking which is in-curtilage. The developer will be seeking to achieve "Secured by Design" status for the development, and it is considered appropriate to attach a condition to any approval requiring the applicant to achieve this standard.

Boundary treatment - Details of the front boundary treatment have been submitted and this comprises brick piers with low brick walls and railings above. These arrangements are considered to be acceptable.

Disabled persons access - Each property has level access and pathways, adjacent to the car parking space, to allow easier access. These arrangements are considered to be acceptable.

Waste - Space is shown, within the curtilage each property, for the storage of 4 bins. Also, pathways are provided, for each property, to allow them to transport the bins to the street frontage for collection. These arrangements are considered to be satisfactory although no formal waste management strategy has been submitted and a condition is therefore recommended.

Landscaping - Conventional lawned areas are provided, to the front and rear of each property. In addition 6 trees are proposed in the front gardens of a number of properties which would add to the quality of the street scene.

Flood Risk - The submitted application has been supported with a Flood Risk Assessment (FRA) and Sustainable Drainage Strategy (SDS) which has been related to the characteristics of the application site. As a result of the relatively low flood risk from all of the sources reviewed, the principle focus of the submitted report has been related to the effective management of surface water drainage.

The submitted documents have been assessed by the Flood Risk Management Team and United Utilities and each body has indicated that the development would be acceptable subject to the respectively recommended conditions.

Ecology - There is no evidence of any wildlife habitat on what is an area of largely grass and weeds. The Ecology unit have no objections to the development, subject to a requirement that opportunities for biodiversity are incorporated into the development. An appropriate condition is therefore recommended.

Right of Way - The tarmac surfacing works, proposed to the existing right of way, would also serve to establish a formal pavement, alongside the section of Rainshaw Lane, where none currently exists. This would improve accessibility along this route and therefore links through the wider residential area.

Proximity to Nico Ditch - Nico Ditch is a medieval earthwork located approximately 12 metres from the southern boundary of the site. This section of the ditch is not classified as a Scheduled Ancient Monument and given the distance involved, and that the site is separated from the ditch by residential properties, it is not considered that the development would have an adverse impact upon Nico Ditch.

Conclusion - The objections of local residents, to this development, are noted and whilst the creation of a new housing development would have some impact upon

existing residents, due to the development of this vacant site and increased traffic and general activity in the area, it is not considered that any impacts would be significant. The applicants have also proposed on-site tree planting and the introduction of this type of housing into an area where it is needed would provide significant regeneration benefits. On balance, it is therefore considered that the granting of planning permission, for the proposed residential development of this site, is appropriate.

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

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

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In particular improvements have been secured to the layout of the scheme, boundary treatment, highways and relationship with adjoining housing.

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:

Design and Access Statement dated October 2016

WML Consulting Ltd Phase 1 Desk Study (report ref:6977/G/01) dated October 2015
WML Consulting Ltd Flood Risk Assessment (report ref:7389/FRA/01) dated October 2016

Drawings numbered 511204/01 Issue P1 and 511204/10 Issue P2

All stamped as received by the City Council, as Local Planning Authority, on 11 November 2016.

Crime Impact Statement Version A dated 5 October 2016 (ref:2016/0758/CIS/01) and
WML Consulting Ltd Drainage Strategy (ref:7389/FRA/01) dated October 2016,
stamped as received by the City Council, as Local Planning Authority, on 24
November 2016.

PB Sustainability Energy Statement dated 21 December 2016 and stamped as
received by the City Council, as Local Planning Authority, on 22 December 2016.

Drawings numbered 511204/11 Issue P5 and 511204/12 Issue P6, stamped as
received by the City Council, as Local Planning Authority, on 13 March 2017.

Drawing numbered 511204/13 Issue P2, stamped as received by the City Council,
as Local Planning Authority, on 14 March 2017.

Reason - To ensure that the development is carried out in accordance with the
approved plans, pursuant to policies DM1, H1, H4, EN1, EN14, EN15, EN19 and
SP1 of Manchester's Core Strategy, saved policy DC26 of the Unitary Development
Plan for the City of Manchester, the Guide to Development in Manchester
Supplementary Planning Guidance, the East Manchester Strategic Regeneration
Framework and the Manchester Residential Quality Guidance.

3) No development works above ground shall take place unless and until samples
and specifications of all materials to be used on all external elevations of the
development have been submitted to and approved in writing by the City Council as
local planning authority. The development shall be constructed only using the
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, pursuant to policies DM1 and SP1 of the Manchester
Core Strategy.

4) a) Before the development hereby approved commences, a scheme for the
investigation of the site and the identification of remediation measures (the Site
Investigation Proposal), in accordance with the recommendations contained within
the Phase 1 Desk study by WML Consulting (report no.6977/G/01 dated October
2015), shall be 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. No occupation of the development shall take place until the completion/verification report is submitted to and approved 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 SP1 of the Manchester Core Strategy.

5) Notwithstanding the approved plans no above ground construction works shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the 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 Manchester Core Strategy.

6) The measures identified in the PB Sustainability Energy Statement dated 21 December 2016 and stamped as received by the City Council, as Local Planning Authority, on 22 December 2016 shall be implemented in the construction of the approved development.

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

7) No above ground works shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

8) 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 any dwelling 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 exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

9) The boundary treatment should be erected in accordance with the details indicated on drawing numbered 511204/13 Issue P2, stamped as received by the City Council, as Local Planning Authority, on 14 March 2017.. The boundary treatment shall be completed before the approved housing units are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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 Manchester Core Strategy.

10) Prior to any above ground works commencing on site details of the treatment of the right of way, between Fylde Lane and Wayland Road, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Prior to the occupation of any of the housing units, the right of way shall then only be treated in accordance with these approved details and maintained as such thereafter.

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

11) No development works above ground shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation, against noise from surrounding noise sources, including the nearby railway line, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved acoustic insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during early morning rush-hour periods and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:

- Bedrooms (night time 23.00-7.00) 30 dB LAeq
- Individual noise events should not normally exceed 45 dB L_{Amax} (BS 8233:1999)
- Living Rooms (daytime 07.00-23.00) 40 dB LAeq

Reason - To secure a reduction in noise from surrounding uses, and traffic sources, in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) The development hereby approved shall only be carried out in accordance with the submitted Crime Impact Statement Version A dated 5 October 2016 (ref:2016/0758/CIS/01), stamped as received by the City Council, as Local Planning Authority, on 24 November 2016, and its associated recommendations. 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 Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the dwellinghouses hereby approved, shall not be extended, and structures shall not be erected within the curtilage areas, without the benefit of planning permission.

Reason - In the interests of residential amenity, and to safeguard the character of the area, pursuant to policies SP1 and DM1 of Manchester's Core Strategy.

14) Prior to above ground works commencing on site details of measures to provide for bat roosting and bird nesting habitat shall be submitted to and approved in writing by the City Council, as Local planning Authority. The development shall be implemented in accordance with these approved details and thereafter maintained.

Reason - To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and in order to comply with policies DM1 and SP1 of the Manchester Core Strategy.

15) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy.

16) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- 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.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy.

17) Prior to the commencement of development, a 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;

- Hours of construction;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.
- Site security

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

18) The upper bathroom window in each of the proposed houses, shall be fitted with obscure glazing, and fixed shut at least up to a level of 1.7 metres above floor level. The windows shall thereafter be maintained in that condition.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development and policies DC1.1, DC1.2, DC1.3 and DC1.5 of the Unitary Development Plan for the City of Manchester.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to policy DM1 of Manchester's Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 114462/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:

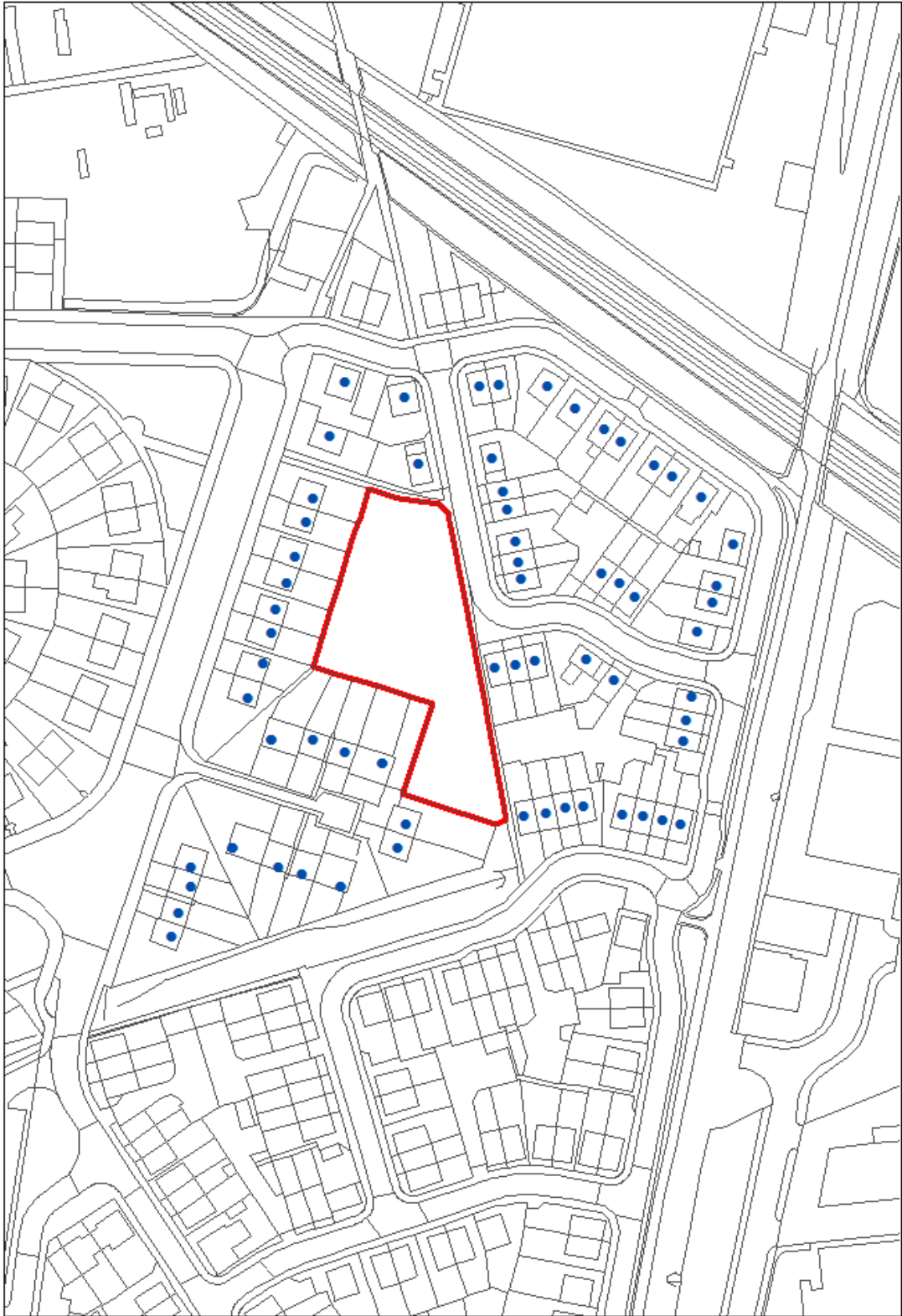
Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
Environmental Health
MCC Flood Risk Management
Highway Services
Greater Manchester Ecology Unit
Greater Manchester Police



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:

32 WAYLAND ROAD SOUTH, MANCHESTER, M18 7NQ
5 Fylde Lane, Manchester, M18 7TL
7, Cardrona Street, Manchester, M187th

Relevant Contact Officer : Ian Jarvis
Telephone number : 0161 234 4079
Email : i.jarvis@manchester.gov.uk



 Application site boundary  Neighbour notification
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