

Application Number	Date of Appln	Committee Date	Ward
115299/FO/2017	8th Mar 2017	1st Jun 2017	Gorton South Ward

Proposal Erection of 131 two storey dwellinghouses with associated boundary treatment and landscaping and new internal access road with 2 new vehicular access points to Melland Road.

Location Land North Of Melland Road Sports Field (Former Running Track), South Of Melland Road, Manchester, M18 7QR

Applicant Mr P Preston , Great Places Housing Association, 729 Princess Road, Manchester, M20 2LT,

Agent Mrs Ruth Walker, Nicol Thomas, Heyside House Blackshaw Lane, Royton, Oldham, OL2 6NS,

Description

This application relates to part of the Mellands Playing Fields site. The majority of Mellands Playing Fields accommodates football pitches with a detached sports hall building fronting Mount Road. Along the majority of the northern boundary of the site there is some vacant greenspace, largely rectangular in shape, which formerly accommodated a running track although this has not been used for around 20 years. Otherwise the surrounding area is predominantly residential with housing to the north, east and west of the site. There were previously a number of trees on the site but these have been removed and the site is now relatively flat with some overgrown elements. The total area, of the application site, is approximately 3.28 hectares.

Planning permission is sought for the residential development of the site comprising the erection of 131 two-storey detached and semi-detached dwellinghouses. It is proposed to provide 34 x two bedroom houses, 82 x three bedroom houses and 15 x four bedroom houses. Two vehicular access points are proposed, from Melland Road, at either end of the site. Roads will run north-south, from these access points and link into a road running along the southern boundary of the site. A central 'loop' road would also be provided, linking into the southern road. The development would be outward facing with properties facing onto Melland Road and Wembley Road, with the majority of other houses facing onto an adoptable road, other than 8 houses which would front onto two areas of shared surfacing, accessed off the central 'loop' road.

Each property has a minimum of 1 dedicated in-curtilage car parking space with the larger properties each having two dedicated spaces. All properties have private garden areas.

Of the 131 properties proposed it is indicated that 71 properties would be for open market sale with 30 for market rent and 30 for shared ownership.

In order to mitigate for the loss of the open space/former running track the developers have undertaken to make a financial contribution to go towards the provision of replacement recreational facilities, and to improve the amenity of land, in the locality for the benefit of existing and future residents.

The application has been advertised, on site and in the press.

Consultations

Local residents/adjoining occupiers

14 objections have been received, from local residents, on the following grounds:

- Melland Road is a heavily congested road, which is constantly busy with traffic flowing both during the day and night with vehicle's and buses passing through constantly, as some vehicles use this route as a short cut to join onto Hyde Road. With the introduction of a new estate this will add further congestion to this road.
- The increase in traffic would lead to an increase in air pollution and noise making it an unpleasant and noisy area to live in.
- The surrounding units are already in poor condition and the increased levels of traffic would see this deteriorating further.
- The land has been farm land, or playing fields, throughout Manchester's history and the need for housing should not be at the expense of the local environment and facilities.
- The number of recent residential developments, in the area, is already high and this development would be a further strain on existing facilities.
- There is already a lack of green land within the area and the only piece of green land being the Melland Playing Fields. Building upon this land, which is part of the history of the area, is not only damaging the appeal of the area, but also taking away a place where many people come to walk their dogs and enjoy being outdoors.
- The site should be revitalised as a running track instead of building houses on it.
- The land is regularly used by locals, for exercise and relaxation and should be retained.
- Existing properties nearby will be overlooked by the proposed dwellings. This will create a lack of privacy for surrounding residents. Currently residents overlook a nice green space and the proposal would lead to a loss of outlook for existing residents.
- There is already a great deal of anti-social behaviour, in the surrounding area. With the introduction of this new estate this will further add to these already on going issues, as it will encourage young people to hang around such areas due to the appeal of the new houses and leading to an increase in criminal damage, creating a nuisance for both residents and visitors.
- Work on the development has already started by way of the removal of approximately 60 trees which should not have been carried out prior to any planning permission being granted.
- The loss of a large number of trees would lead to a significant loss of biodiversity at the site.

- The land was bequeathed to the people of Gorton and there is a covenant on the land to stop any buildings being built on the land.
- There are many houses in the area that are run-down/dilapidated. Developers should use these houses first before building on green space.

In addition a petition has been received, objecting to the application, which has been signed by 308 local residents. The action petitioned for is that they are concerned citizens who demand the houses not to be built. There is no park or land for children to play, the houses will damage the openness and appearance of the field, congestion currently exists on Holmcroft Road/Wembley Road outside Melland High School and Melland Road/Mount Road outside Cedar Mount Academy and public transport links are inadequate for the proposed increase in traffic.

Highway Services

As a general point Highways Services have indicated that traffic impacts, on the surrounding highway network, are expected to be accommodated within the existing highway network, which is considered to be acceptable in principle. They also consider that the level of parking proposed is acceptable and the introduction of traffic calming measures by way of junction plateaus and raised tables.

Additional comments were raised about matters such as driveway widths, visibility, carriageway/footpath widths, access facilities for refuse vehicles, which have been addressed by the applicants.

In addition the following points were raised:

- A section 278 agreement will be required in relation to matters such as off-site highways works, for amendments to the existing adopted highway.
- The proposal includes a framework travel plan, which is acceptable in principle, subject to a full travel plan being developed prior to occupation.
- An existing bus stop, on Melland Road, would be affected by a proposed driveway and needs to be relocated.

There are a small number points which are still to be addressed relating to a footpath width, at the south of the site, and the width of some car parking spaces. The applicant has provided details of these works and any further comments, from Highway Services, will be reported.

Environmental Health

Recommends that conditions are attached, to any permission, in relation to implementation of the submitted waste management strategy, contaminated land and submission of an air quality assessment.

Neighbourhood Services (trees)

No objections to the proposed development subject to mitigation tree planting being provided at least on a 1 for 1 basis.

Flood Risk Management

No comments received.

Greater Manchester Police

Notes that a Crime Impact Statement has been submitted, as part of this application, and support the application subject to the development being carried out in accordance with the measures identified.

Transport for Greater Manchester

Have assessed the likely traffic impacts at the two site access points and at the Melland Road junctions and they consider traffic flows would be modest and they have no objections.

Greater Manchester Ecology Unit

No objections to the application, on ecological grounds, subject to a condition stating that there should be no clearance of vegetation or tree felling during the optimum period for bird nesting (March to July) unless nesting birds have been shown to be absent.

United Utilities

Recommend that conditions are attached, to any permission, in relation to foul and surface water drainage.

Policy Context

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 indicated in the strategy, and the site is identified as outdoor sports facilities. 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. The strategy indicates that there is a shortfall in the provision of outdoor sports facilities and identifies tennis, bowls and synthetic pitches as key areas where additional facilities are required.

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/Loss of open space

The application site is overgrown in parts and is in a significantly different condition to the remainder of Mellands Playing Fields, where a number of grass football pitches are laid out and frequently used. The running track itself is largely overgrown and the applicants state it has not been in use for 40 years. The exact date when it ceased to be formally used, as a running track, is unclear but it is certainly at least 20 years and it is clear that the use has been long abandoned. Although the site is identified as outdoor sports facilities in the Council's Open Space, Sport and Recreation Study, it is considered that this allocation is a general one for the whole of Mellands Playing Fields, which is not appropriate for the application site, which offers no potential for sporting use without a considerable amount of investment.

It is considered that the land does have some limited amenity value in that it is green open land, although it is not easily accessible from adjoining streets and would generally be accessed from the playing fields. It is considered that the condition of the site is such that it does not offer any significant possibilities for recreational usage apart from possibly dog walking. It is therefore considered that the application site is currently more akin to a green amenity space classification than it is to one of an outdoor sporting facility.

In any event, as well as the significant number of football pitches, on Mellands Playing Fields, an assessment of the open space in the immediate vicinity, of the application site, shows that there is significant provision for sports/recreation at venues such as Annie Lees Park, the Belle Vue Centre, Crowcroft Park and Greenbank Park, all within walking distance of the application site. It is therefore considered that there are significant sports and recreational facilities, in the vicinity of the site.

In addition to this the Council's Open Space, Sport and Recreation Study indicates that there is an abundance of green amenity space in the general area. It is therefore considered that 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.

One area where the Council's Open Space, Sport and Recreation Study does indicate a shortfall in the area is in the provision of synthetic pitches and the financial contribution accompanying the development of this land would allow for improvement/provision of such facilities in the local area.

Given and the site lies in close proximity to large areas of public open space, sports and recreational facilities, and that the development would facilitate the provision of additional sports/recreational facilities in the area, it is considered that the loss of this

land could be accommodated given the regeneration benefits of developing this mostly unused site and providing much needed homes in the area.

The proposed new development is intended to generate an active use on a largely unused piece of land, which adjoins existing residential properties on 3 sides. 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.

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 development would be outwardly facing with properties facing onto Melland Road and Wembley Road and responding to the layout of properties on the opposite side of these roads. Given that 131 houses are proposed it is considered that the development provides a minimal amount of new roads, with all but 8 properties fronting an adoptable road. All properties have good sized garden areas and 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 proposed layout is therefore considered to be acceptable.

Virtually all the properties have upper floor windows in the side elevation to a landing/stairway area, with 15 having an additional upper floor window to a toilet area and 2 properties having the landing/stairway window in the rear elevation. Some of these properties are quite close and there is therefore the potential for some loss of privacy. It is therefore recommended that these windows are obscurely glazed to avoid any potential conflicts.

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 red and buff brickwork and grey and red roof tiles, with gable features and render on certain properties. Long street frontages have been broken up with differing house styles and roof forms and some properties have bay windows which adds to the interest of the development. In terms of design and scale the proposal is therefore considered to be acceptable.

Residential space standards

The proposed development would deliver 131 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 site boundaries and surrounding area. 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, with appropriate arrangements for the external functional requirements of amenity space and car parking. The development thereby respond positively respond to Core Strategy policies.

Affordable housing

The applicants state that 23% of the proposed housing would be affordable housing by way of 30 houses (10 x two bedroom and 20 x three bedroom) being of an intermediate housing tenure. These would be grant funded under the Shared Ownership and Affordable Homes Programme (SOAHP) with the HCA. It is stated that the three bedroom properties include two different house types to offer choice, that they will be to the same specifications, as the open market properties, and that they would be 'pepper potted' throughout the development, to secure an integrated development. This level of provision is in excess of the Citywide Council target, of 20%, and ensures that the development would be available to a wide variety of house buyers. These arrangements are therefore considered to be acceptable.

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. On Melland Road separation distances are 20-22 metres, between existing and proposed houses and this increases to 22-25 metres on Wembley Road, which is considered to be an acceptable distance, between habitable room windows, to minimise and impact on privacy and is reflective of the character of the wider area.

It is acknowledged that the proposal would lead to 131 additional households in the area with associated additional demand for the road network and utilities. Vehicular activity, on Melland Road, and surrounding streets, would therefore inevitably increase although the proposal has been assessed by Highway Services and Transport for Greater Manchester who do not consider that this would be so significant as to lead to any congestion or highway safety issues.

Another key concern of residents is the loss of the green space although there is no evidence to suggest that this site was an extensively used recreational area and significant other recreational facilities are available in close proximity to the site and

there is no evidence to support the claim, of some residents, that there is a covenant on the land preventing it from being built upon.

Whilst the concerns of residents are therefore noted it is not considered that the development would cause any significant harm to the amenity of adjoining residential occupiers.

Issue of covenant

It is noted that this has been raised by residents but this would not prevent planning permission from being granted but would be a matter for the developer to resolve if it is present.

Access/car parking

The application proposes two access points, onto Melland Road with a resulting vehicular route through the site. All properties would front a new or existing road or private drive and have dedicated car parking in-curtilage. The applicant has provided a layout which includes traffic calming measures and 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.

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. Indeed there is a bus stop, on Melland Road, which needs to be moved as a result of this application. It will be re-sited, on Melland Road, in close proximity to its existing position and an appropriate condition is proposed regarding this aspect of the scheme. There are regular bus services along Melland Road and Mount Road and Ryder Brow railway station is located approximately 0.5 kilometres 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 are proposing a mixture of sustainable building-design, a fabric first approach and renewable/low carbon energy systems to deliver thermally efficient accommodation that will reduce demand for energy, resist heat-loss through conduction and maintain internal temperatures at comfortable levels for the occupants. 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 at key points, such as the vehicular access points into the site and the Melland Road/Wembley Road junction of the site. Elsewhere front boundary treatment comprises brick piers with railings and plinth below and railings with plinth. Additional brickwork elements have been requested, along the Melland Road boundary of the site and a response is awaited from the applicants. Otherwise these arrangements are considered to be acceptable.

Along the southern boundary of the site it is proposed to erect 1.8 metre high paladin fencing. Given that this is the common boundary, with the adjoin playing fields and football pitches, relatively high fencing was needed and it is considered that this solution, with a robust treatment that allows views across into the playing fields, is acceptable.

Disabled persons access

Each property has level access and pathways, and 3 metre wide parking spaces are provide, to allow easier access. These arrangements are considered to be acceptable.

Waste

Space is shown, within the rear garden areas of each property, for the storage of waste and recycling bins. Also, all properties are detached, or semi-detached so path/driveways are provided, for each property, to allow them to transport the bins to the street frontage for collection. The proposed bin storage area can house 4 x 240 wheeled bins per property. The storage area is located close to the rear door of the dwelling and bins can then be transported to the kerbside. These arrangements are considered to be satisfactory and the submitted waste management strategy is considered to be acceptable.

Landscaping/trees

The applicants have already removed a significant number of trees on site although these were examined by the City Council's arboriculturist, prior to their removal, who considered that they were of no great value and could be removed, and their loss would be mitigated by the provision of new tree planting on site. A formal landscaping plan has not been submitted although the applicants have indicated that they are seeking to provide tree planting that would provide longer term tree cover across the site, and they are aware of the need to provide replacement trees at a rate of 110% of the ones that are to be lost. The submitted tree report identified 67 trees on site,

prior to removal, so this would mean a minimum of 74 trees would need to be planted. An appropriate condition is therefore proposed. In addition, conventional lawned areas are provided, to the front and rear of properties, and, subject to the planting of the required amount of new trees, the landscaping arrangements are considered to be acceptable.

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 who 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 overgrown grass and weeds. The Ecology unit have no objections to the development, subject to a requirement that vegetation is not removed during the bird nesting season. Given the loss of trees on the site it is also recommended that the development incorporates measures for providing new wildlife habitat.

Air quality

From an air quality perspective, the application is accompanied by a frame work travel plan to reduce reliance on travel by private car and an Environmental Standards Statement. Furthermore, the site is located close to significant public transport routes with regular rail and bus services. It is therefore envisaged that the location of the proposed development, together with measures forming part of the development have the potential to limit any adverse impacts to air quality. This includes a Construction Management Strategy, which includes mitigation measures in relation to dust suppression.

S106 Agreement

As discussed above, the application relates to part of the Melland Road Sports Fields site, which is included within the City Council's Open Space, Sport and Recreation Study. Therefore, the applicants have agreed to enter into a legal agreement relating to a financial contribution towards the improvement of sporting facilities in the local area to mitigate against the loss of the existing sports field and athletics track at the application site.

Conclusion

The objections of local residents, to this development, are noted, particularly in relation to the loss of this open space, which is considered to be acceptable given the

mitigation measures proposed, 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 and it is recommended that the application is 'Minded to Approve' subject to the signing of an agreement relating to the provision of new recreational facilities, and associated works, in the vicinity of the site

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 MINDED TO APPROVE

Subject to the applicant entering into a Legal Agreement under S106 of the Planning Act 1990 relating to a financial contribution towards improving sporting facilities in the local area to mitigate against the loss of the existing sports field / athletics track at the application site.

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:

Drawings numbered M4118(PL)05, M4118(PL)10, M4118(PL)11, M4118(PL)12, M4118(PL)13, M4118(PL)14, M4118(PL)15 M4118(PL)100 and 2497/AC/01
The Seddon Design and Access Statement dated February 2017
Seddon Construction Limited Transport Statement dated December 2016
Flood Risk assessment by Peter Mason associates dated February 2017
Tree Survey and Constraints report by Amenity Tree Care
Arboricultural Impact Assessment by Amenity Tree Care
Extended Phase One Habitat Survey by Amenity Tree Care
Crime Impact Statement Version A dated 13 February 2017 (ref:2013/0889/CIS/01)
All stamped as received by the City Council, as Local Planning Authority, on 13 February 2017.

The Energy & Sustainability Statement Rev A dated 6 March 2017 and stamped as received by the City Council, as Local Planning Authority, on 7 March 2017.

The Waste Management Strategy (ref:PP-058131690) and the Great Places statement relating to Affordable Housing, stamped as received by the City Council, as Local Planning Authority, on 8 March 2017.

Drawings numbered 13273/550, 13273/551 rev A, M4118(PL)01 rev D, M4118(PL)03 rev A and M4118(PL)06
The Seddon Proposed Facing Materials Document dated 18 April 2017
The Seddon Construction Phase Plan
The Seddon Construction and Environment Management Plan dated May 2017
The Open Space and Recreation Assessment dated May 2017
All stamped as received by the City Council, as Local Planning Authority, on 10 May 2017.

Drawing number M4118(PL)02 rev A, stamped as received by the City Council, as Local Planning Authority, on 11 May 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) The development shall be completed in accordance with the Seddon Proposed Facing Materials Document dated 18 April 2017 and stamped as received by the City Council, as Local Planning Authority, on 10 May 2017. 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. This should show new tree planting at a level of at least 110% of the trees that have been removed from the site. 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 Energy & Sustainability Statement Rev A dated 6 March 2017 and stamped as received by the City Council, as Local Planning Authority, on 7 March 2017. 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) Waste management at the site shall be carried out in accordance with the Waste Management Strategy (ref:PP-058131690) stamped as received by the City Council, as Local Planning Authority, on 8 March 2017 and the details indicated on drawing numbered M4118(PL)01 rev D, stamped as received by the City Council, as Local Planning Authority, on 10 May 2017. 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 2015 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 drawings numbered M4118(PL)03 rev A and M4118(PL)06, stamped as received by the City Council, as Local Planning Authority, on 10 May 2017. and drawing number M4118(PL)02 rev A, stamped as received by the City Council, as Local Planning Authority, on 11 May 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 2015 (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) The development hereby approved shall only be carried out in accordance with the submitted Crime Impact Statement Version A dated 13 February 2017 (ref:2013/0889/CIS/01), stamped as received by the City Council, as Local Planning Authority, on 13 February 2017 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.

11) No works vegetation clearance shall occur between the 1st March and 31st July in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

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..

12) 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.

13) 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.

14) 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.

15) The construction of the development shall only be carried out in accordance with the Seddon Construction Phase Plan and the Seddon Construction and Environment Management Plan dated May 2017 and stamped as received by the City Council, as Local Planning Authority, on 10 May 2017.

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

16) The upper floor bathroom and landing/stairway windows in the side elevations of house types A, B, C, E and F and rear elevation of house type D 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.

17) 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.

18) Prior to the occupation of the hereby approved development details of an amended Residential Travel Plan with the objective of reducing the dependency on the private car by future occupiers of the site and including particulars of its implementation and monitoring of its effectiveness and how measures to improve effectiveness shall be implemented, shall be submitted to and approved in writing by the City Council as local planning authority and shall thereafter be operated.

Reason - In accordance with the provisions contained within the National Planning Policy Framework and pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

19) Prior to the occupation of the hereby approved development details of the new position of the relocated bus stop, on Melland Road, and a timetable for the works, shall be submitted to and approved in writing by the City Council as local planning authority. The bus stop shall be relocated prior to the occupation of any houses, in accordance with these approved details and shall thereafter be retained.

Reason - In accordance with the provisions contained within the National Planning Policy Framework and pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 115299/FO/2017 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:

Sport England
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
United Utilities Water PLC
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit

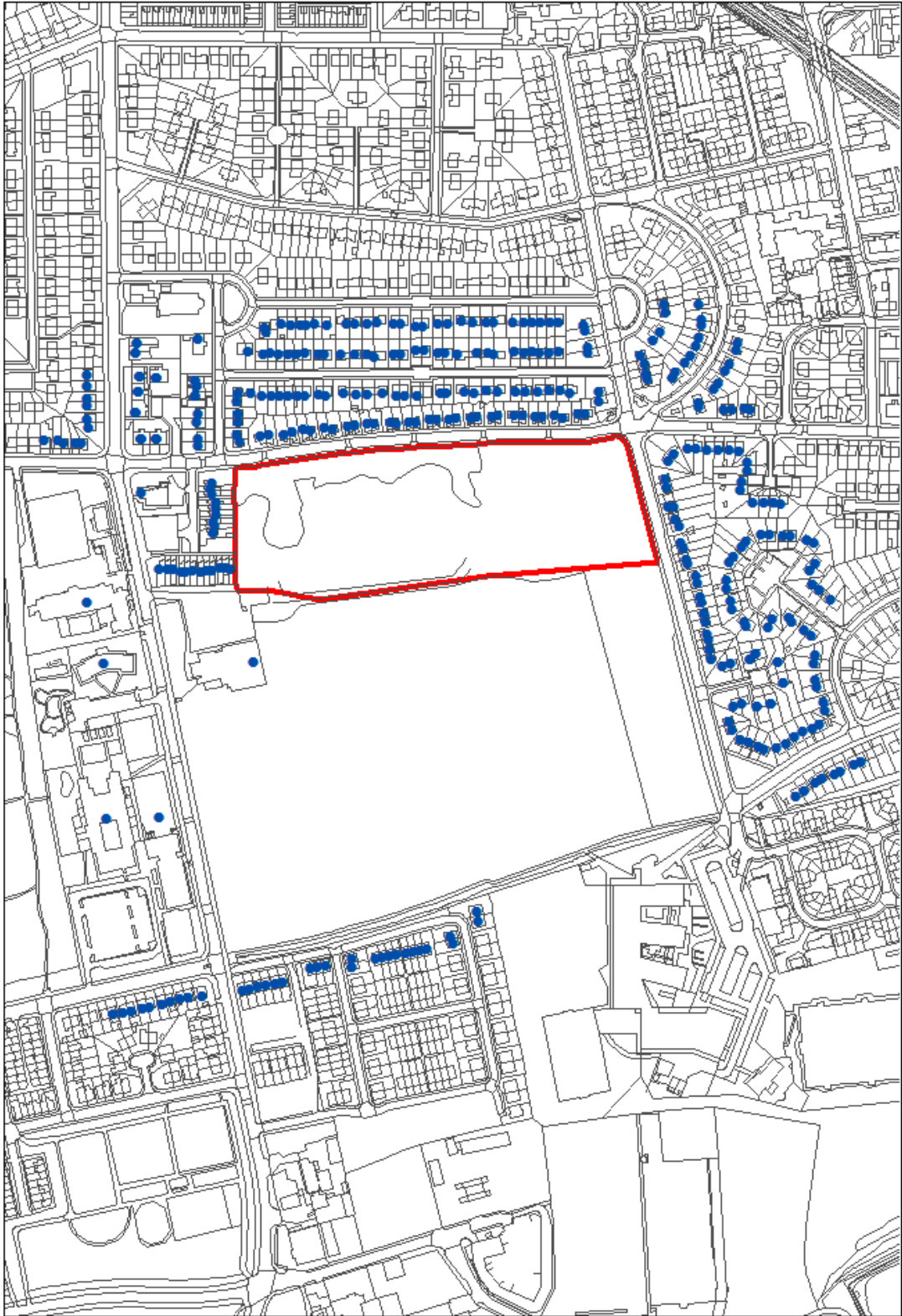
A map showing the neighbours notified of the application is attached at the end of the report.


Representations were received from the following third parties:

11 Wembley Road, Manchester, M18 7PG
27 Underwood Close, Manchester, M18 8UY
53 Melland Road, Gorton, Manchester, M18 7QA

29 Sandown Crescent, Manchester, M18 7WG
77 Wembely Road, MANCHESTER, M18 7PX
156 Abbey Hey Lane, Manchester, M18 8TH
RSPB Northern England Lancaster Office, 7.3.1 Cameron House White Cross
Estate, Lancaster, LA1 4XF
2, Kilnwick Close, Gorton, Manchester, M18 7RY
21 Hexham Road, Manchester, M18 7RJ
7 Whitsbury Avenue, Manchester, M18 7NS
5 Ackroyd Avenue, Manchester, M18 8TL

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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