

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
114896/FO/2016	15th Feb 2017	21 <sup>st</sup> September 2017	Whalley Range Ward

**Proposal** Erection of 18 no. three-storey townhouses (all four-bed), creation of a new vehicular and pedestrian access from Wellington Road, car parking, bin store, hard and soft landscaping following demolition of the existing building and removal of trees

**Location** Land At The Junction Of Alness Road And Wellington Road, Manchester, M16 8FX

**Applicant** Trafford Housing Trust Developments Ltd, C/o Agent

**Agent** Mr Craig Barnes, Barton Willmore, Tower 12, 18-22 Bridge Street, Spinningfields, Manchester, M3 3BZ

### **Description**

The site measuring approximately 0.43 hectares is located at the corner of Alness Road and Wellington Road in the Whalley Range Conservation Area, and formed part of St Bede's College. The 'Hollybank' building which houses the Arts department sits in the north east corner of the site and the rest is open space and car parking with tree coverage around the boundaries. St Bede's have declared the site surplus to requirements.

The site is bounded by housing to the South (and an electricity substation), housing to the West and St Bede's College to the North and East. Alexandra Park sits further to the East. The site is close to 2 No. listed buildings, the grade II listed St Bede's College building and Church of St. Edmund, fronting Alexandra Road South.

The proposal involves the demolition of 'Hollybank' and redevelopment of the site with 18 no. four bedroom three-storey townhouses, creation of a new vehicular access from Wellington Road, car parking, bin store, hard and soft landscaping following demolition of the existing building and removal of trees.

The scheme originally submitted was for the erection of 13 No. townhouses (all four bed) and a four storey block of 16no. apartments (12 two bed and 4 one bed), creation of a new vehicular and pedestrian access from Wellington Road, car parking, bin store, hard and soft landscaping following demolition of the existing building and removal of trees.

Concerns were expressed with regards to the inclusion of apartments within the first scheme, both in terms of the principal of apartments on site and with regards to the scale, massing and design of the apartment block in terms of its impact upon the character and visual amenity of the conservation area. Negotiations have taken place to remove the apartments to secure family housing in line with policy H6 of the Core

Strategy which states that outside District Centres the priorities will be for housing which meets identified shortfalls, including family housing.



## **Consultations**

The proposal has been advertised in the local press as a major development and a site notice was displayed at the application site. Notification letters have been sent to an extensive area of local residents.

**Local Residents** – Letters of objection from 10 residents were received in relation to the originally submitted scheme which included 16 apartments.

Following renotification of the revised scheme for development of the site, which deleted the apartments, letters of objection have been received from 14 residents, on the following grounds:

- The development fails to preserve or enhance the character and appearance of the conservation area.
- The dwellings are too close together, there is a lack of space and too high density.
- The emphasis of the dwellings is too vertical, the elevations are plain and out of character.
- Removing trees that have a positive contribution to the conservation area with insufficient space for replacements. This will remove a privacy screen to Alness Road and The Walled Gardens.
- Demolition of a building which is characteristic of the conservation area without convincing justification.
- Loss of open space which contributes to the character of the conservation area, regardless of what may have existed on site years ago.
- The public benefits of additional housing do not outweigh the permanent harm to the conservation area.
- The building of the properties will cause pollution.

- The development will overlook properties on Alness Road removing privacy
- The amount of traffic will increase creating more difficulty with parking. Where will car parking currently on the site be relocated to?
- The provision of one car parking space is shortsighted and will lead to congestion on the development
- The impact of the development proposal upon the bin storage facilities and wall to the Walled Gardens to the south
- Loss of views
- Who will be responsible to maintenance of boundary treatment?
- Impact upon wildlife
- The dwellings would not be affordable, one objector would prefer to see 2/3 bedroom houses, one objector would prefer to see a mix including apartments.
- The dwellings could become houses in multiple occupation.
- Concerns expressed with regards to the refuse swept path analysis

**Whalley Range Conservation Area Group and Whalley Range Community Forum** – Object on the following grounds:

- The loss of ‘Hollybank’
- Bland design
- Loss of trees, particularly to Alness Road.

**Highway Services** – Traffic impacts on the surrounding highway are expected to be accommodated within the existing highway network. The proposed site is close to public transport links via bus services on Withington Road/Alexandra Road South and Metrolink services at Firwood Metrolink station. The amount of parking is acceptable in principle. The swept path submission for refuse vehicles is acceptable in highway terms.

**Environmental Health** – Conditions are recommended relating to construction management, acoustic insulation, storage and disposal of refuse, wheel washing, air quality and contaminated land.

**Neighbourhood Team Leader (Arboriculture)** – Have no objection to the removal of the on site trees subject to mitigation planting. The developer must comply with BS 5837:2012 when working within the root protection area of the existing off site highway trees.

**MCC Flood Risk Management** – Conditions are recommended relating to surface water and maintenance of a sustainable urban drainage scheme.

**Environment & Operations (Refuse & Sustainability)** – Any comments received will be reported to Committee

**Housing Strategy Division** – Any comments received will be reported to Committee.

**Greater Manchester Police** – The proposed development should be designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement.

**Greater Manchester Ecology Unit** – The ecology report has been undertaken by an experienced ecological consultancy whose work is known to the Ecology Unit.

Bats - The survey found no evidence of current or historic use of the building to be demolished by bats and that overall it had only minor potential to support bats. The trees on site were also assessed as having low to no potential to support bats. However, as bats are highly mobile creatures we would advise that the recommendation in paragraph 3.7.2 be attached as an informative to any permission, if granted.

Breeding birds - The development will involve the loss of habitat and buildings that could be used by nesting birds. As all wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), we would recommend that the following condition (BS 4020:2013) be attached to any permission, if granted:

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

Biodiversity Enhancement - In line with the requirements of the National Planning Policy Framework, we would advise that the recommendations for biodiversity enhancement in paragraphs 3.7.1 and 4.06 be required by condition, should permission be granted.

**United Utilities** - Were not consulted as a statutory body but have no objection subject to the imposition of conditions relating to drainage

**Manchester Conservation Area and Historic Building Panel** – Generally accepting the principle of residential redevelopment. They stated that the design of the houses and proposed materials were acceptable. They regret the loss of 'Hollybank'.

## Issues

## Policy

### Relevant National Policy

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 6 & 7). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

“Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

The proposed development is considered to be consistent with sections 1, 4, 6, 7, 11 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy - The proposals would develop a high-quality development in an area in need of further regeneration. This would create jobs during construction and would complement the existing community within the area. New residents would support the local economy through the use of facilities and services.

Section 4 Promoting Sustainable Transport – The proposal is in an accessible location. Development here would be sustainable and contribute to wider sustainability and health objectives giving people a choice about how they travel.

Section 6 (Delivering a wide choice of high quality homes) – The scheme would provide an efficient, medium-density development that would bring 18 homes to a sustainable location close to the City Centre.

Section 7 Requiring Good Design - The proposed scheme has been the subject of significant design consideration, consultation and evolution. The buildings would be of a high quality.

Section 11 Conserving and enhancing the natural environment – The documents submitted with this application have considered issues such as ground conditions and the impact on ecology. The documents submitted with the application demonstrate that the application proposals would not have any significant adverse impacts in respect of the natural environment.

#### Section 12 Conserving and Enhancing the Historic Environment-

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

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when

considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

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

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

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

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

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

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

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

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

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

The proposals are consistent with the guidance set out above and this is discussed in greater detail below.

### Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1, H1, H6, H8, T1, T2, EN1, EN2, EN3, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles – The development would be in a highly accessible location and reduce the need to travel by private car and therefore support the sustainable development of the City and help to halt climate change.

SO2. Economy – The scheme would provide new jobs during construction. The development would provide housing near to employment opportunities and therefore help to support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO3. Housing – The scheme would provide 18 residential units in an accessible location and would meet demand for housing, near to employment opportunities, in a sustainable location. It would address demographic needs and support economic growth. The growing economy requires well located housing to provide an attractive place for prospective workers to live and allow them to contribute positively to the economy.

SO5. Transport – The development would be accessible reducing the need to travel by private car and making the most effective use of public transport facilities. This would help to improve physical connectivity through the use of sustainable transport

networks and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

S06. Environment – The development would be consistent with the aim of seeking to protect and enhance both the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) – The development would be sustainable. It would be close to sustainable transport provision. Consideration has been given to minimising the impacts of the development on local residents.

Policy H1 Overall Housing Provision – Outlines the need for 60,000 dwellings in the City between 2009 and 2027. The site is located within South Manchester which is outlined to require at least 3,240 dwellings net. The development would provide 18 new homes in Whalley Range

Policy H6 South Manchester – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. Outside District Centres the priorities will be for housing which meets identified shortfalls, including family housing.

Policy H8 Affordable Housing – Policy states that affordable housing contributions will be considered of 0.3 hectares and 15 units or more. The development will not provide for affordable housing.

A Viability Appraisal has been submitted to the Local Planning Authority regarding the provision of affordable housing. The appraisal demonstrates that the proposed scheme is viable and capable of being delivered but concludes that it cannot support affordable housing.

Policy T1 Sustainable Transport – The proposed development would encourage a modal shift away from car travel to more sustainable alternatives.

Policy T2 Accessible Areas of Opportunity and Need – The proposed development would be easily accessible by a variety of sustainable transport modes.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality accessible design, and would result in development which would enhance the character of the area. The positive aspects of the design are discussed in more detail below.

Policy EN3 Heritage It is considered that the quality and design of the proposed development would preserve the character and appearance of the Whalley Range Conservation Area. This is discussed in more detail below.

Policy EN9 Green Infrastructure – The development includes replacement tree planting. This is discussed in more detail below.



Policy EN14 Flood Risk – The site is located within an area of low risk of flooding (zone 1) and has been designed to minimise surface water run-off.

Policy EN15 Biodiversity and Geological Conservation – States that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

The application site is not considered to be of high quality in ecology terms and therefore no mitigation is required.

Policy EN 16 Air Quality -The proposal would be accessible by public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN 17 Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 Contaminated Land and Ground Stability- A desk study which identifies possible risks arising from ground contamination has been submitted with the application.

Policy EN19 Waste – The development would be consistent with the principles of waste hierarchy.

Policy DM 1 Development Management – This policy sets out the requirements for developments in terms of Code for Sustainable Homes and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- Adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that 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;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Policy PA1 Developer Contributions – This is discussed in the section on Viability and Affordable Housing Provision below.

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

#### Saved Unitary Development Plan Policies

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

DC18.1 Conservation Areas – It is considered that the proposal would enhance the character and appearance of the Whalley Range Conservation Area. This is discussed in more detail later in the report.

DC26.1 and DC26.5 Development and Noise – The proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise and it would be adequately insulated to protect the amenity of occupiers of the development.

For the reasons given above, it is considered that the proposal is consistent with the policies contained within the Unitary Development Plan.

Other guidance

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

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

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

#### South Manchester Regeneration Framework

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

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

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

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

#### The Manchester Green and Blue Infrastructure Strategy (G&BI)

The 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.

#### Legislative requirements

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

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

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

For reasons to be outlined below, it is considered the proposal accords with the aforementioned policies.

#### Issues

##### Principle of residential development

The land is used as a private grassed area by the school. The development accords with policies H1 and H6 of the Core Strategy. Whilst the principle for residential

development is established impacts of the proposals on residential and visual amenity and other matters is required and is set out below.

### Demolition works in the Conservation Area

Whalley Range Conservation Area contains an area of large houses on tree-lined avenues as originally planned by Samuel Brooks. The conservation area was designated as a heritage asset in 1991.

Paragraph 132 of the National Planning Policy Framework states:

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

Paragraph 134 of the National Planning Policy Framework goes on to state that

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

The application site contains a detached building and given the position within the conservation area consideration is required, as part of this planning application to determine if the demolition works will have any harmful impacts on the significance of the Conservation Area. The impact of the demolition works on surrounding residential amenity will be considered elsewhere within this report.

The applicant intends to demolish the abovementioned detached building known as Hollybank. Paragraph 138 of the NPPF states that not all elements of Conservation Areas will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribute to the significance of the Conservation Area should be treated as either substantial harm (under paragraph 133 of the NPPF) or less than substantial harm (under paragraph 134) taking into account the relative significance of the element and its contribution to the significance of the Conservation Area as a whole.

The developer has stated that the costs associated with converting the building for use as modern living are considered prohibitive given the current condition of the building. In addition, level access cannot be provided and the basement will prove an issue in terms of providing suitable accommodation.

The applicants explored converting the building but the conclusion was that this would not have been viable. A viability assessment has been provided.

They believe the benefits of the proposed development as a whole outweigh the benefit which would be gained from retaining the building on site, in accordance with policy DC18.1 stating that *“consent to demolish a building within a Conservation Area will be granted only where it can be shown that it is beyond repair, incapable of reasonably beneficial use, or where its removal would benefit the appearance of the character of the area.”*

An argument is also put forward that the building which used to be viewed in the context of other similar buildings is isolated and out of context.

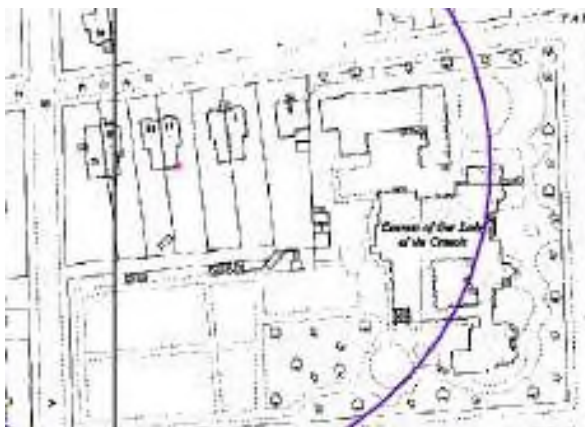
In considering the loss of the building, paragraph 138 of the NPPF states that consideration must be given to paragraphs 133 and 134 in terms of determining the extent of any harm from the loss of the buildings on the Conservation Area.

It is not agreed that Hollybank is out of context, the building on site clearly forms part of the historical evolution (both economically and socially) of the Conservation Area. The property which was erected in the late 1800's has retained many of its original features to the façade fronting Wellington Road.

However, the use of the building as a functional educational building has seen the loss of internal and external features, the building has a functional appearance when viewed from the rear, reducing the significance of the building.

Whalley Range Conservation Area is a heritage asset and the conservation area document states that the loss of fine quality housing stock should be resisted. However, Hollybank no longer constitutes fine quality housing stock, the loss of the building whilst regrettable would not lead to substantial harm to or loss of Whalley Range Conservation Area as a heritage asset, neither would the loss of the building affect the significance of the conservation area.

The site currently provides an open space within the Whalley Range Conservation Area, however, historical analysis shows that from 1894 – 1973 6 semi-detached houses and the building known as 'Hollybank' occupied the site. Two of the semi detached houses were demolished by 1973. All of the housing other than Hollybank was demolished by 1992. On the basis of the historical analysis it can be concluded that open space in this location is not part of the historical character of this part of the Whalley Range Conservation Area.



The development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm that does occur is the loss of a building within a conservation area, although the only element of the building that warrants retention is the façade.

It is considered, therefore, that any harm caused by the proposed development would be less than substantial and would be outweighed by the public benefits of the

scheme, including the creation of 18 new homes to support housing growth in this part of the City and meet the requirements set out in paragraphs 132 and 134 of the NPPF. In addition, the proposed development would make a positive contribution to local character and distinctiveness.

### St Bede's College and Church of St. Edmund

Whilst the development is close to the abovementioned grade II listed buildings, the relationship of the proposal to the listed buildings, 20m across Wellington Road to St Bede's and 230m to the north on Alexandra Road South to the Church of St Edmund means that the development proposals does not have any impact upon the listed buildings.

### Layout

Whilst new residential development should face outwards and address the street scene, on occasion other considerations outweigh this design approach. A new access road off Wellington Road, with turning head built to adoptable standards would be constructed within the Site.

7 dwellings do face and take access from Wellington Road, there is no access taken from Alness Road. There is an established site boundary in this location with street trees, which contributes to the character of the Whalley Range Conservation Area. The site immediately to the south known as 'The Walled Gardens' is contained within established boundary treatment.

The properties to the street frontages are aligned to have deep frontages or rear gardens that respect the established building lines.

Each of the 18 properties has provision of substantial soft landscaped front and rear amenity spaces that references the character of surrounding residential property. Car parking spaces are restricted to one per dwelling so as not to introduce large areas of hard surfacing and to encourage residents to take advantage of sustainable modes of transport which are in close proximity.

### Scale

The development proposals have been designed to have regard to the height of surrounding property, which includes predominately 3 storey buildings on Alness Road, 2 and 2.5 storey housing on The Walled Gardens and the institutional scale of the St Bede's educational buildings at around 5 storeys. Whalley Range Conservation Area is defined by large houses on tree lined avenues, some of which have been converted to apartments over time. The development at three storeys at a height of c. 12 metres would sit comfortably in this context.

### Design

The materials to be used in the construction of the dwellings and some of the detailing proposed would draw from examples in the street scene, featuring Smooth Red Brickwork, Slate Roofs and contrasting brickwork detailing, along with feature

sandstone door surroundings at ground floor level. It is considered that this approach is appropriate in this location helping to ensure that the development assimilates into the wider area, respectful of the character of the site context, preserving the character of the Whalley Range Conservation Area.

A condition is recommended to secure the submission of quality materials for approval prior to the commencement of any works.

The dwellings would provide between 126 - 128 square metres, which exceeds the standards that have been adopted by the executive committee as a guide for internal floor space for a three storey 4 bedroom property.

All dwellings will be designed to be fully accessible; this is supported by the street design and ensures that all areas of the scheme, the wider area and the dwellings are accessible. All of the proposed houses incorporate outdoor amenity space and whilst these vary in size it is considered that the amount to be provided is acceptable.

It is considered that the design, scale and massing of the properties is appropriate in this location.

#### Tree Removal and Replacement

Two trees T8 (cat C Lime to the corner of Alness and Wellington) and T23 (cat U Sycamore to the eastern boundary with St Bede's) are to be removed due to poor condition.

A further 16 No. category C trees (silver birch, beech, sycamore, wild cherry, willow, cherry, Leyland cypress) and a group of relatively young category C+ trees are to be removed in order to facilitate the development.

18 individual trees and a group are therefore proposed to be removed.

The developer proposes landscaping plans that show 17no. 8-16cm standard trees to be planted across the site alongside shrubs and hedgerow (drawing 11250\_L04 rev P02) to mitigate trees to be removed.

It is considered that this number should be increased and that the site plan submitted shows that there is an opportunity for further planting to the rear gardens of the units to the south east of the site, along the southern boundary of the site with The Walled Gardens and to the Alness Road frontage. Further planting can be adequately secured through the imposition of a condition.

#### Boundary Treatments

The existing wall and railing fronting Alness Road would be retained and made good with planting providing screening to the rear gardens of the terrace of three and four townhouses overlooking Alness Road.

Either side of the vehicular access to the proposed development taken from Wellington Road would be a new 0.9m high wall to match the existing wall. There



would also be a short section in front of the unit to the westernmost townhouse fronting Wellington Road.

Some front gardens would have small sections of low level railings to define frontages.

The rear gardens would be delineated by 1.8m high close boarded timber fencing.

The retention of the low level wall and railings along the Alness Road frontage and in places fronting Wellington Road is considered to be considerate to the character of the Whalley Range Conservation Area. The existing wall to the site is a recent introduction to the Conservation Area, being constructed using brick with feature coursing (other more traditional walls in the area are constructed using stone). The wall is not without merit in terms of its contribution to the character of the area.

The use of low level railing and close boarded timber fencing are considered to be acceptable subject to the imposition of a condition securing quality detailing.

#### Waste Management

All the proposed houses have garden areas and front to rear access to enable waste bins to be stored and presented for collection. A condition is recommended for the final details of waste management to be submitted and approved.

The development proposals do not have any impact upon the bin storage facilities to the Walled Gardens to the south.

#### Residential Amenity

A number of objectors have raised concerns regarding the potential impact on residential amenity as a result of the proposals and in particular overlooking and loss of privacy particularly to properties on Alness Road as a result of the proposals.

#### Visual amenity and overlooking / loss of privacy

The proposal is for residential development within a predominantly residential area. There are views across the site from properties adjacent to the site on Alness Road, Wellington Road and within the Walled Gardens.

There are separation distances in excess of 29m provided to properties on Alness Road and Wellington Road and prominent trees are being retained and further tree planting proposed.

Whilst it is acknowledged that the proposals would result in a permanent change in the view and outlook across the site from existing properties it is not considered that the impacts on visual amenity are unacceptable to warrant refusal of the application.

A separation distance in excess of 29m is considered to negate any possibility of unacceptable impacts from overlooking or loss of privacy.

The development would sit to the north of properties within the Walled Gardens with a separation distance of 8m at the nearest point. The proposed dwellings would not remove light from properties on The Walled Gardens, they would not be unduly overbearing, by virtue of the positioning of the proposed dwellings and their orientation in relation to properties on The Walled Gardens and there would be no windows to side gables of the two properties nearest to the southern boundary with The Walled Gardens to provide overlooking.

### Parking and Highways

Off Road car parking provision at one space per dwelling will be provided for each new house.

There would be space within the dwellings, or in the garden for the storage of bicycles.

The existing 15 space car park for use by the College to be displaced by the development proposals will be redistributed to other areas on the Campus.

Whilst the concerns of local residents with regards to car parking levels are noted given the sites location in a sustainable location with public transport options being available to future residents it is considered that the level of car parking is acceptable for the proposed amount of development.

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

### Construction Works

A condition is recommended relating to the submission and approval of a construction management plan for the site which should detail the construction access into the site, installation of tree protection measures in advance of construction activity and equipment coming onto the site and the use of a suitable wheel wash facility to ensure mud and debris is not tracked onto the public highway.

### Air Quality

The erection of 18 dwellings and demolition of Hollybank in this location will not have an unduly detrimental impact upon the air quality experienced in the vicinity of the site. The construction management plan condition will ensure that dust suppression measures are implemented while the development is being built / demolition takes place.

### Ecology

Greater Manchester Ecology Unit are satisfied that the scheme has sufficient regard to wildlife subject to the developer adhering to the terms of their ecological statement, compliance with which would be conditioned as part of any recommendation to approve.

### Sustainability

The houses will be energy efficient, with high insulation levels, sustainable material sourcing, use of natural materials, use of renewable energy sources and rainwater harvesting. Further details will be secured by condition.

### Crime and Disorder

It is believed that the siting of the dwellings in this location will improve the level of natural surveillance that currently exists on Alness Road and Wellington Road. The comments of GMP are noted and as a result the standard Secured by Design condition is suggested in this instance.

### Affordable Housing

A Viability Appraisal has been submitted to the Local Planning Authority regarding the provision of affordable housing. The appraisal demonstrates that the proposed scheme is viable and capable of being delivered but concludes that it cannot support affordable housing.

### Conclusion

The proposed development is for 18 family houses on land that was until very recently occupied by residential accommodation. The principle of residential development in this location is acceptable. The scope of the proposal originally submitted was significantly reduced in line with City Council policy to address concerns raised. The revised scheme for development is of an appropriate scale, mass and design having regards to the site context. It is not considered that the proposals will adversely impact upon the residential amenities of surrounding residential property.

The proposals, whilst involving the demolition of a building in a conservation area do not cause harm to Whalley Range Conservation Area as a designated asset, nor do the proposals impact upon listed buildings close by.

The development proposals will result in the loss of 17 category C trees, however, an appropriate replacement strategy can maximise high quality site tree planting.

The proposals are considered to be consistent with Core Strategy Policies SP1, H1, H6, H8, T1, T2, EN1, EN2, EN3, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1, PA1 and Saved Unitary Development Plan Policies DC18 and DC26.

**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 this instance negotiations led to revised plans.

### **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 Access and Heritage Statement  
Addendum Viability Report  
Addendum Planning Statement  
Site Location Plan – 15123-01B  
Proposed Floor Plans – 15123-105E  
Proposed Site Plan – 15123-109PP  
Proposed Floor Plan Corner Unit – 15123-111C  
Street Scenes – 15123-112H  
Proposed Roof Plans – 15123-123A  
Town House Elevations – 15123-131A  
Swept Path Analysis – 1311-SP01  
Landscaping General Arrangement – 11250\_L01 P02  
Hard Landscape Plan – 11250\_L02 P02  
Soft Landscape Plan – 11250\_L04 P02  
Fencing and Furniture Plan. – 11250\_L03 P02, dated 30<sup>th</sup> June 2017

Flood Risk Assessment and Drainage Strategy, dated 26/01/2017

Historical Analysis dated 12/01/2017

Phase 1 Risk Assessment  
Statement of Community Involvement, dated 03/01/2017

Ecology Report  
Environmental Standards Statement  
Transport Assessment  
Arboricultural Report, dated 23/12/2016

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

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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

4) Notwithstanding the landscaping plans submitted, no development shall commence until a detailed hard and soft landscaping treatment scheme (to include details of an enhanced tree replacement strategy and boundary treatments) 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 Core Strategy.

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

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

- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

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

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

7) No vegetation clearance or building demolition should occur between the 1st March and 31st August in any one year unless nesting birds have been shown to be absent by a suitably qualified person and this has been agreed in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policies EN9 and EN15 of the Core Strategy.

8) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime, pursuant to policy DM1 in the Core Strategy Development Plan Document for the City of Manchester.

9) Prior to the commencement of the development hereby approved, details of bat boxes / tiles to be erected within the site shall be submitted to and approved by the City Council as local planning authority. The bat boxes / tiles shall be installed and thereafter maintained in accordance with those approved details.

Reason - To ensure the protection of the habitat of bats which are protected species under the Wildlife and Countryside Act 1981 and pursuant to policy DM1 in the Core Strategy Development Plan Document.

10) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the designated route for construction and delivery vehicles
- b) the parking of vehicles of site operatives and visitors
- c) loading and unloading of plant and materials
- d) storage of plant and materials used in constructing the development
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- f) wheel washing facilities
- g) measures to control the emission of dust and dirt during construction
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy Development Plan Document.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Core Strategy.

12) Prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall thereafter be retained and maintained in situ for as long as the development remains in use.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) Prior to the first use of the development hereby approved, details of an appropriate waste management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be

implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the dwelling houses hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

15a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before



the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

16) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public combined sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG

17) Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

18) An air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 23 Dec 2016. A post construction review certificate/statement for each phase shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for each phase.

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

20) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason – In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to save policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 114896/FO/2016 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)

MCC Flood Risk Management  
Environment & Operations (Refuse & Sustainability)  
Housing Strategy Division  
Greater Manchester Police  
Greater Manchester Ecology Unit  
Whalley Range Conservation Area Group  
Whalley Range Forum

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:**

Waters Green House, Sunderland Street, Macclesfield, Cheshire, SK11 6SF  
26 Stanley Road, Whalley Range, Manchester, M16 8HS  
59 Withington Road, Manchester, M16 8EX  
1, 2, 3, 5, 9, 10, 15 The Walled Gardens, 17 Alness Road, Manchester, M16 8SP  
10, 12, 14 Carlton Grange, 20, Alness Road, Manchester, M16 8FX  
Flat B, 22 Alness Road, Whalley Range, Manchester, M16 8FX  
Flat 3, 22 Alness Road, Whalley Range, Manchester, M16 8FX  
Flat 1, 24 Alness Road, Whalley Range, Manchester, M16 8FX  
The Walled Gardens (Alness Road) Ltd, The Walled Gardens, Manchester, M16 8SP

**Relevant Contact Officer :** Jennifer Connor  
**Telephone number :** 0161 234 4545  
**Email :** j.connor3@manchester.gov.uk



 Application site boundary  Neighbour notification  
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