

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
117282/FO/2017	25th Sep 2017	14th Dec 2017	Bradford Ward

**Proposal** Erection of 12 dwellinghouses (2-storey , two and three bedroom) and 15 x bungalows (one and two bedroom) with car parking, landscaping and boundary treatment and ancillary outbuildings within a communal garden

**Location** Land Bounded By Tram Street, Parkhouse Street, Greenside Street And South Street, Manchester

**Applicant** Mrs Judy Noah , ONE Manchester, Turing House, Archway 5, Manchester, M15 5RL,

**Agent** Mr Daniel Lomax, AEW Architects, The Zenith Building, Spring Gardens, Manchester, M2 1AB,

## Description

This planning application relates to an area of grassed open space with extensive tree cover. It is bounded by Tram Street, Parkside Street, Greenside Street and South Street and lies in close proximity to Ashton Old Road. The area to the west of the application site is predominantly residential comprising of 2-storey red brick terraced housing. Industrial uses, including a car repair garage, are located to the east. Openshaw Park is located to the north of the site along with the Greggs Bakers factory. Other commercial and industrial uses to the south of the application site.

The proposed development would bisect the application site and the northern section comprising of 12 x two storey houses with garden areas a 15 bungalows with private and communal amenity areas within the southern section. The proposed houses (within the northern section) would predominantly comprise of 3 bedroom, 4 person houses (10 units) with corner houses of 2 bedroom, 4 person houses (2 units). The proposed development would comprise of:

- i. 2 bedroom house type –

The internal layout would comprise:

- Ground floor: Hallway, WC, lounge, store room and kitchen / diner;
- First floor: 2 bedrooms, bathroom and 2 x storage areas.

The proposed design would incorporate a 2-storey pitched roof with exposed gable elevation. An angled elevation would be formed at the intersection of the respective side walls incorporating rectangular windows with a vertical emphasis. The paired windows would be separated by a central cladding panel. The rear elevation would have a simplified form with smaller rectangular windows with access to the rear garden areas via patio doors. The principal elevation would be characterised by a flat roof bay in light grey brickwork, which would contrast with the brown brickwork to the

main body of the house and articulated by double vertical windows. The main entrance would be centrally positioned in the side elevation and would incorporate a vertical full length window set on contrasting brickwork and covered by projecting posts supporting a flat roof canopy. The vertical window motif would again be related to the ground and first floor of the side elevation with a smaller vertical window set in decorative brickwork above the main entrances. The rear elevation would have a simplified form with smaller rectangular windows at ground and first floor level and double patio doors providing access to the rear garden.

ii. 3 bedroom house type –

The internal layout would comprise:

- Ground floor: Lobby, WC, lounge, utility room and kitchen / diner;
- First floor: 3 bedrooms (one double with en-suite), bathroom and 1 x storage area.

The design of the proposed houses would replicate that of the 2-bedroom units but would position the principal entrance to the front elevation with the omission of the canopy to the main entrance. Two pairs of small rectangular windows would be incorporated into the side elevation relating to ground floor WC and lounge (secondary window) and first floor bathroom and en-suite at first floor to all units.

iii. Bungalows –

The internal layout would comprise:

- Type D - Ground floor: Porch, living room / diner, kitchen, bathroom, 2 x bedrooms and store arranged around an L-shaped corridor.
- Type E - Ground floor: Porch, living room / diner, kitchen, bathroom, bedroom and store arranged around an L-shaped corridor.

The proposed bungalows would predominantly comprise of brown brickwork with contrasting light grey brickwork to the rear. The proposed units would have an 'L-shaped' configuration and co-joined along the shared boundary. The main section of the roof would be pitched with a gable to one end and hip to the other, which, in turn, would be incorporated into a projecting element. A hipped pitched roof porch would be formed at the intersection of the component parts of the front elevation. The frontage of the proposed bungalows would be presented to the street. The rear elevation would be presented to a communal courtyard and amenity space. It would be characterised by full height windows framed in colour coded cladding, which would be specifically related to individual bungalows to the unit to aid future identification of the respect units.

The proposed bungalows would be related to a communal courtyard comprising:

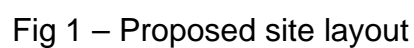
- An enclosed private access road and separate gated pedestrian access via Tram Street leading to 'T-shaped' car parking arrangements incorporating 11 standard car parking spaces and 4 accessible spaces with transition zones;

- An amenity area consisting of a circulatory route around and through: a grassed area, a sensory garden and raised planting beds would be formed. A summerhouse, greenhouse and vegetable garden and potting shed would be positioned at the centre of the amenity space;
- Within the central amenity area there would be incidental benches planting beds and box hedges;
- Within the enclosed garden areas bin enclosure would be formed and screened by box hedges. These garden areas would also include tree planting and planning beds.

Throughout the substantive development the principal material would consist of brown brickwork with contrasting light grey brickwork and dark grey roof tiles. Anthracite grey metal window and door frames would be applied throughout the development.

The main arrangement of the proposed semi-detached houses would be positioned with frontages to Parkhouse Street with further semi-detached units returning to face Greenside Street and Tram Street respectively. Demarcation of public and private space would be formed by front garden areas enclosed by a mix of walls and railings. Demarcated rear gardens allocated to the respective houses would lead to the formation of an H-shaped block of open space across the width of the site. The applicant has indicated grassed areas in the rear garden would be formed along with tree planting and bin storage enclosures. Hard surfaced areas would be formed to allow circulation around the proposed houses. Separate pedestrian and vehicular access would be formed to each of the proposed houses, with a single hardstanding car parking space positioned at each respective side elevation.

The layout of the proposed development is shown at Fig 1 and the streetscene elevations are shown at Fig 2.





## Consultations

Local residents – One email of objection has been received and is summarised below:

- i. Roads within the locality of the proposed development are in a poor condition. This situation has deteriorated through the increased transit of HGVs through the local area, causing undue noise disturbance and vibration (which may have caused damage to properties. The highways around the site are not being maintained in response to the volume of HGV traffic and where repairs have been undertaken they have been ineffective. It is maintained that a weight restriction for vehicles should be placed along residential roads. There is concern that these harmful circumstances would be exacerbated by the volume of traffic generated at the construction stage of the development and its subsequent occupation;
- ii. There is concern that the proposed development would exacerbate existing noise and disturbance experienced in the locality;
- iii. Concern is also expressed regarding the loss of trees within the application site. The objector was under the impression that historic land conditions would prevent the future development of the application site. This application relates to a site viewed as an extension to the neighbouring park. There is concern that historic land conditions combined with the movement of heavy vehicles may result in localised subsidence. Furthermore, it is felt that the excavation of foundations may result in the release of noxious gas from the remains of the Bradford Colliery;
- iv. The local area is adversely affected by on-street car parking attributed to the Sunday operation of the Smithfield Market. There is concern that the undertaking of construction works and residential traffic generated upon commencement of its occupation would exacerbate existing on-street car parking issues.

City Arboricultural Officer - The trees were initially planted to improve the appearance of this vacant site. It was envisaged that these trees would be removed should the site be developed. The trees have now grown to maturity and offer high visual amenity value within an area, which has one of the lowest canopy cover percentages in Manchester. It would be usually recommended that any trees lost are replaced at a 3 to 1 basis in line with Council policy. However, it is recognised that the site would not accommodate such a planting scheme and a request has been made for mitigation of tree loss through funding for new street tree planting.

Environmental Health – Conditions, relating to the following, have been recommended, should planning permission be granted:

- i. The provision of a construction environmental management plan to be approved by the Council and implemented as part of the development. It should include a noise, vibration and dust emission section. It should contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such as out of hours works;

- ii. A scheme for acoustically insulating the proposed residential accommodation against noise from Ashton Old Road, Openshaw Park and other noise sources shall be submitted to and approved in writing by the City Council as local planning authority with appropriate mitigation measures (which shall be based on a noise survey with agreed measures implemented as part of the development);
- iii. The submitted waste management strategy submitted with the application is acceptable and should be a condition of the development;
- iv. A condition has been requested to ensure that known land contamination issues are satisfactorily addressed. The submitted reports have been assessed and the report's conclusion that a site investigation is required are accepted and it is recommended that a sampling strategy should be agreed as part of the above condition;
- v. The submitted air quality assessment proposes mitigation measures for construction phase impacts, which should be related to the recommended CEMP condition. The assessment also briefly considers operational impacts on local air quality and concludes that the development will result in no impact. This conclusion is accepted but it is recommended the development is undertaken with the good practice principles are implemented for the operational phase and in accordance with IAQM/EPUK guidance.

Flood Risk Management Team – Recommend that the following conditions be related to the development:

- i. Appropriate surface water drainage works are implemented in accordance with details that have been submitted to and approved in writing by the local planning authority;
- ii. The development is not 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.

GMP Design for Security – The proposed development is supported to the proposed development providing that it is designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (19/07/2017 - URN:2017/0268/CIS/01). A planning condition is applied to ensure that the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement is implemented as part of the development.

United Utilities - The conditions have been recommended to ensure that:

- i. Foul and surface water shall be drained on separate systems;
- ii. 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.

GM Ecological Unit (GMEU) – The following comments have been received:

- i. The site comprises an area of amenity grassland with scattered trees. The site is located in a mixed commercial/residential area of Manchester. A walkover of the site was carried out on 9th August 2017 and states that the site was considered to have a limited ecological value to birds and bats;
- ii. The GMEU maintains that the trees within the site have some potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). It is recommended that works to trees should not be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person condition of any planning permission;
- iii. In accordance with Chapter 11 of the NPPF, it is recommend that opportunities for biodiversity enhancement be incorporated into the new development, including:
  - a. Bat bricks and/or tubes;
  - b. Bat boxes;
  - c. Bird boxes;
  - d. Native tree and shrub planting/

Coal Authority – Has confirmed that the application site does not fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach for a coal mining risk assessment to be submitted or for the Coal Authority to be consulted

In addition to neighbour and statutory consultation a notice relating to the proposed development was printed in the Manchester Evening News on 6 October 2017 with an expiry date for responses of 31 October 2017. Notices were also publicly displayed around the application site on 7 November 2017 with an expiry date of 28 November 2017.

## Issues

National Planning Policy Framework (NPPF) - The NPPF 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 NPPF is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan and should be approved without delay unless:

- i. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- ii. Specific policies in the NPPF indicate development should be restricted;
- iii. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable



- development: an economic role, a social role and an environmental role (paragraphs 6 & 7);
- iv. Paragraph 8 (of the NPPF) goes on to state that these roles should not be undertaken in isolation: 'to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system';
  - v. Paragraph 9 (of the NPPF) - States that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life.

The NPPF has been related to the proposed development and the following specific paragraphs and policies are considered to be particularly relevant:

- 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 - Outlines Government objectives in respect of promoting sustainable transport, in particular developments should be supported that exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Chapter 4 has been related to the provision car parking arrangements and consideration of measures to reduce reliance on private car usage;
- iii. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces'. Chapter 7 has been related to the quality of the proposed design of the building and its potential contribution to the built environment;
- iv. Chapter 8: Promoting healthy communities - States that the planning system has an integral role in promoting healthy communities as part of delivering the Government sustainable vision; this includes creating safe and accessible environments where crime and disorder do not undermined quality of life. In addition, there should be high quality public spaces. Chapter 8 has also been considered in respect of contribution of the proposed development on the supply and quality of housing in the city but also its response to a particular housing need.

Particular reference has been made to the following paragraphs in relation to the impact of the development on open space:

Paragraph 73 advises that '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 these assessments should be used to determine that open space, sports and recreational provision is provided.'

Paragraph 74 of NPPF states that '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.'
- v. Chapter 10: Meeting the challenge of climate change, flooding and coastal change - States that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, There is a focus upon supporting energy efficient developments as part of a low carbon future. In addition, areas at risk of flooding should be avoided for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Chapter 7 is relevant given the identified land conditions, which require appropriate mitigation. It has also been related to the delivery of sustainable design to reduce carbon emissions and measures to ensure satisfactory waste water and drainage management;
- vi. Chapter 11: Conserving and enhancing the natural environment - Is a key consideration and highlights that efforts should be made to increase biodiversity at development sites and safeguard wildlife habitats. It also states that measures should be put in place to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate Core planning principles - 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. Chapter 11 has been related to the sites capability to support bat and bird habitats and any mitigation measures that may be required to safe guard them. It has also been related to measures to mitigate against tree loss and management of land contamination and other potential pollution issues.

National Planning Policy Guidance (NPPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The NPPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision matters - The NPPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. Furthermore any comments should be taken into account it is important to make comments before the statutory deadline. The NPPG also affirms that the NPPF states

that statutory consultees should provide advice in a timely manner throughout the development process. The NPPG also states that where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary, particularly when:

- a. Objections or reservations raised in response to the original consultation stage substantial and, in the view of the local planning authority, enough to justify further publicity;
  - b. Proposed changes significant;
  - c. Earlier expressed views are related to the proposed changes. Issues raised by the proposed changes likely to be of concern to parties not previously notified.
- ii. Design - Good quality design is considered to be an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use over the long as well as the short term;
- iii. Flood Risk Planning and Flood Risk - The proposed development has been assessed to determine if it represents a flood risk. For the purposes of applying the National Planning Policy Framework, 'flood risk' is a combination of the probability and the potential consequences of flooding from all sources, including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial source;
- iv. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure. It recognises that development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital. It also recognises that development can provide opportunities for healthy lifestyles through the promotion of and access to high quality open spaces and opportunities for play, sport and recreation;
- v. Air quality – The NPPG states the relevance of air quality to a planning decision will be dependent upon the proposed development and its location. Consideration should be given to the likelihood that the development would:

- a. Significantly affect traffic in the immediate vicinity of the proposed development site or further afield;
  - b. Introduce new point sources of air pollution;
  - c. Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor air quality;
  - d. Give rise to potentially unacceptable impact (such as dust) during construction for nearby sensitive locations;
  - e. Affect biodiversity.
- i. It states that where necessary, mitigation measures should be specifically related to the location of the development and be proportionate to the likely impact. Planning conditions and obligations can be used to secure mitigation where the relevant tests are met.
- vi. Land affected by contamination - States that the contaminated land regime under Part 2A of the Environmental Protection Act 1990 provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment. The regime does not take into account future uses which could need a specific grant of planning permission. To ensure a site is suitable for its new use and to prevent unacceptable risk from pollution, the implications of contamination for a new development would be considered by the local planning authority to the extent that it is not addressed by other regimes. It is recognised that contamination is more likely to arise in former industrial areas but cannot be ruled out in other locations including in the countryside (e.g. by inappropriate spreading of materials such as sludge, or as a result of contamination being moved from its original source). In addition, some areas may be affected by the natural or background occurrence of potentially hazardous substances, such as radon, methane or elevated concentrations of metallic elements. Only a specific investigation can establish whether there is contamination at a particular site, but the possibility should always be considered particularly when the development proposed involves a sensitive use such as, in this case, housing with gardens;
- vii. Noise - Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. The NPPG sets out the potential approaches to responding to noise and appropriate mitigation, which have been applied in the consideration of the proposed development.
- viii. Travel plans and traffic / transport assessments - The NPPG has been considered in respect of the traffic and highways issues presented by the development and potential measures to secure a reduction in reliance on private car usage;
- ix. Water supply, wastewater and water quality: Considerations for planning applications - It is stated that this will depend on the proposed development, its location and whether there could be concerns about water supply, water

quality or both. The NPPG advises early engagement with the local planning authority, the Environment Agency and relevant water and sewerage companies to determine the form of assessment that might be required;

- x. Viability - It is stated that decision-taking on individual applications does not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in question and, in this case, the contribution of the development to the provision of affordable housing.

The core principles and policy guidance contained within the National Planning Policy Framework and National Planning Policy Guidance have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has been given to the benefits of delivering a sustainable housing development balanced against the loss of an area of open space.

Technical housing standards - Nationally described space standard (March 2015) - This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use. The nationally described space standard has been applied to an assessment of the size and quality of the proposed houses and apartments.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

#### Policy SP 1 (Spatial Principles)

Policy SP1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of

- residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

It is considered that the proposed development would contribute positively to the formation of a sustainable community, which would be beneficial to existing and future residents.

#### Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN 1 states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and access statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

#### Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)

Policy EN4 has been related to the assessment of the submitted statement detailing measures to reduce CO2 emissions and to secure energy efficiency.

#### Policy EN 8 (Adaptation to Climate Change)

Policy EN8 states that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In this case of this application reference has been given to the adaptability of the development to climate change with particular reference to:

- i. Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability;
- ii. The need to control overheating of buildings through passive design;
- iii. The opportunity to provide linked and diverse green space to enhance natural habitats, which will assist species adaptation.

Policy EN8 has been related to the proposed sustainable design of the proposed houses and bungalows and arrangements to secure appropriate drainage management.

## Policy EN 9 (Green Infrastructure)

Policy EN 9 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. Key features of Manchester's green infrastructure will include:

- i. The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area;
- ii. The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, with regard to their multiple functions including recreation, flood management, and biodiversity;
- iii. The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme;
- iv. The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas;
- vii. New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Policy EN9 has been related to the presented environmentally sustained design of the proposed housing and measures to mitigate against the loss of trees and open space.

## Policy EN 10 Safeguarding Open Space, Sport and Recreation Facilities

Policy EN10 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:

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

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

#### Policy EN 11 Quantity of Open Space, Sport and Recreation –

Policy EN11 states that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities, in particular where:  
a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area and/or significant levels of development are proposed including within the Strategic Housing Location.

New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the City.

#### Policy EN 12 Area priorities for Open Space, Sport and Recreation

Policy EN 12 states the priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas, including the central area where: improved accessibility to nearby open space and facilities will be sought, as well as, addressing deficiencies where possible.

#### Policy EN 14 (Flood Risk)

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 EN15 (Biodiversity and Geological Conservation)

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, with reference to:

- i. The Manchester Biodiversity Strategy;
- ii. The Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural green space, opportunities for green corridors and other linkages;



- iii. Manchester's Climate Change Action Plan;
- iv. The Strategic Flood Risk Assessment (SFRA) for Manchester;
- v. The Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology. Policy EN15 has been related to the assessment of the ecological evaluation of the site and the details of the ecology report. It has also been related to arrangements for landscaping.

#### Policy EN 16 (Air Quality)

Policy EN16 states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

#### Policy EN 17 (Water Quality)

Policy EN 17 states that, with reference to the Manchester-Salford-Trafford SFRA and other relevant documents development should: avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological; minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses; where close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site; where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.

#### Policy EN18 (Contaminated Land and Ground Stability)

Policy EN18 states that any proposal for development of contaminated land must be accompanied by a health risk assessment. This application has been accompanied by a land condition survey, which has been assessed by the Contaminated Land Section whose recommendations have indicated that identified issues are capable of being related to the development by condition.

#### Policy EN19 (Waste)

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 EN19 has been related to the proposed waste management arrangements, which are considered to be acceptable and related to the development by condition.

#### Policy H1 (Overall Housing 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.

It is considered that the proposed development would meet the requirements of policy H1, in respect of its contribution to affordable housing and the meeting the particularly needs of a defined user group. It would also deliver a development that would respond to its surrounding context without unduly affecting the character of the area for the reasons set out in this report.

#### Policy H 4 East Manchester

Policy H4 states that in East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. It is considered that the proposal would contribute positively to the targets within policy H4.

#### Policy H8 (Affordable Housing)

Policy H8 sets out the following requirements for affordable housing or an equivalent financial contribution, as set out in Providing for Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance. Policy H8 states:

- i. New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options;
- ii. The proportion of affordable housing units will reflect the type and size of the
- iii. development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment;
- iv. Affordable housing units will be inclusively designed to reflect the character of
- v. development on the site;

- iii. Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include:
  - a. There is a very high level of affordable housing in the immediate area;
  - b. There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes;
  - c. Affordable housing would be prejudicial to the diversification of the existing housing mix;
  - d. The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing
  - e. Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;
  - f. It would financially undermine significant development proposals critical to economic growth within the City;
  - g. The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;
  - h. There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme;
  - i. The Council will also consider the provision of affordable housing which is delivered by taking advantage of other equity based products.

In this case, the applicant has indicated that affordable housing will be provided and the mechanism for its delivery is discussed within this report. On this basis it is considered that the proposed development would related positively to policy H8.

#### Policy H11 (Houses in Multiple Occupation)

Policy H11 states that change of use from a C3 dwelling house to a C4 HMO will not be permitted where there is a high concentration of residential properties within a short distance of the application site falling within one or more of the following categories:

- j. Exempt from paying Council tax because they are entirely occupied by full time students;
- ii. Recorded on Private Sector Housing's database as a licensed HMO;
- iii. Any other property which can be demonstrated to fall within the C4 or sui generis HMO use class.

In cases where the concentration of such properties is significant but less high, the Council will examine property type and resident mix in more detail when considering an application for a change of use.

Although it is not envisaged that the development would result in the formation of HMOs, it is important that the future occupancy of the accommodation is managed particularly if its owners to be maintained by One Manchester as a result of residents exercising options to buy their houses. Policy H11 has therefore been related to a condition to ensure that the proposed housing is retained as Class C3 accommodation.

#### Policy T1 (Sustainable transport)

Policy T1 relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car;
- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car;
- iii. Improve pedestrian routes and the pedestrian environment;
- iv. Reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

Furthermore, development should take account of the needs of road users according to a broad hierarchy consisting of (in the following priority):

- i. Pedestrians and disabled people;
- ii. Cyclists, public transport;
- iii. Commercial access;
- iv. General off peak traffic;
- v. General peak time traffic.

#### Policy T2 (Accessible areas of opportunity and need)

Policy T2 states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the regional centre and to ensure good national and international connections; is easily accessible by walking, cycling and public transport; connecting residential to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 also states that applications should include appropriate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policies T1 and T2 have been related to the availability of public transport in proximity to the application site, access to services within local centres and measures to reduce private car usage and to encouraging cycling. For the reasons set out within this report it is considered that the proposed development responds positively to policies T1 and T2.

#### Policy DM1 (Development Management)

Policy DM1 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. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals with regard to its potential impact on residential amenity and the contextual relationship of the new building and its functions on the local built environment.

Saved Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

#### Policy DC7 (New Housing Development)

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

Policy DC7 has been related to the quality of the proposed design and the accessibility of the proposed accommodation.

#### Policy DC26 (Development and noise)

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

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 Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Paragraphs 2.3 and 2.7 - Discuss the importance of new development to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development has also been assessed to ensure the proposed levels are informed by the characteristics of an area and the specific circumstances of the proposals.

Paragraphs 2.13, 2.14, 2.15 and 2.18 - Discuss the importance of urban design and the contribution of new buildings to the streetscape and the appearance and character of the local environment. It states that although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. Furthermore corners of buildings create visual interest, enliven the streetscape and contribute to the identity of an area.

Paragraphs 2.25 and 2.31 - States that proposed street layouts are accessible for people to use with designs having regard to the impact a new development on the local traffic network and on the nature and number of likely movements arising from it.

Paragraph 2.39 - Refers to the Council's intention to protect important wildlife habitats and take full account of the effects of new development on wildlife itself.

Paragraph 2.45 - Has been related the proposals in terms of its provision of a mix of housing within an established neighbourhood and is therefore relevant to the analysis of the character of the area surrounding the application site.

Paragraph 2.57 - States that: 'the size, appearance, location and means of access to waste storage areas should be integrated into the design of developments from the outset'. The provision of satisfactory arrangements for the storage of waste and recyclable material is considered to be particularly important given the intensity of the proposed use. Paragraph 2.57 has also been considered in conjunction with

- ii. Section 3 Accessibility - Highlights the importance of ensuring that new development is inclusively designed and accessible to all;

- iii. Section 4 Environmental Standards - Identifies the need to ensure that development is environmental sustainable and designed to reduce carbon emissions. It also identified the need to ensure the provision of appropriate waste management. The need ensure that the impact of the construction of new development on local areas and communities is suitably managed and minimised is also identified in this section of the guide;
- iv. Section 6 Parking Guidelines - Paragraphs 6.2; 6.4, 6.5 and 6.6 provide guidelines for car parking, including the quality, function and appearance of car parking areas, as well as the adequacy and inclusivity of provision. Paragraph 6.4 discusses the circumstances where parking in front of the building line may be appropriate subject to mitigation through landscaping.
- v. Section 7 Housing Density and Mix - Paragraph 7.4 states that the composition of the residential development has been assessed to determine if the development positively contributes to the range of housing choices and assists the sustainability of these neighbourhoods.
- vi. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. Paragraphs 8.5, 8.6 and 8.7 - State that the development should promote community safety and crime prevention and has been related to the security arrangements to be incorporated into the proposed development including it shared spaces and communal areas; developments should have recognisable uses or internal arrangements which help to foster stewardship, minimise the risk and fear of crime, and accommodate the public without compromising amenity and the safety of users and the provision of safe and secure car parking arrangements.
- vii. Section 10 Internal Design Principles and the Provision of Space within Housing - Requires an assessment of the residential units to ensure that the internal design principles and the provision of space within housing are appropriate.

Providing for Housing Choice Supplementary Planning Document (SPD) and Planning Guidance (adopted 2nd September 2008) - This document provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision, The City Council is committed to establishing a strategy for affordable housing provision in Manchester. It is important that everyone living in Manchester has the opportunity of a decent, affordable and accessible home and that the range of available housing both supports the City's economic growth and develops and sustains neighbourhoods, attracting families and workers.

It states that as the City's economic growth continues to accelerate the City needs to diversify its housing offer through a new policy framework to support economic success, inclusion, social and environmental improvements and the outcomes of the



Community Strategy. In this context, the Council needs to ensure better opportunities are available for lower paid and lower skilled residents to access housing and share in the predicted growth. Achieving this requires a new, more sophisticated strategic approach to the City's housing strategy. It further states that the Council needs to lead on improving the quality, quantity and balance of housing supply in the City. The City Council's Affordable Housing Strategy is an important tool to secure the provision of a range of new housing suitable for existing and future residents, with an emphasis on mechanisms to enable access to home ownership.

The document highlights the need to ensure the development of homes and places to attract and retain workers at all levels in the new economy through their housing life cycles. It promotes pathways into owner occupation by providing new financial products, skills and employment training to retain and attract working households in the city. It also seeks to make the best use of existing affordable housing in the social sector, by more efficient management and by promoting social mobility. Through the better and more integrated use of existing private housing, especially the private rented sector, improvements can be made to its quality and accessibility thereby delivering social mobility and meeting residents' aspirations. By utilising opportunities available through the planning system to assist in the provision of affordable housing the delivery of balanced and sustainable communities can be secured.

The Housing Choice SPD has been referred to in the assessment of applicant's submitted statement in relation to the provision affordable housing as part of the proposed development. It has also been related to the assessment of the mix of housing types, which also respond to the needs of residents with specific accommodation needs.

Manchester Residential Quality Guidance - 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.

Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester (2015 -25) – This City Council document was adopted July 2015 and builds on the investment in the city's green infrastructure (GI) and its contribution to the creation of a successful city. Its expressed vision is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods to the benefit of city's communities.

The Strategy has four objectives:

1. Improve the quality and function of existing green and blue Infrastructure;
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.

The strategy acknowledges Central Manchester's dense urban form, which reflects its proximity to the city centres and the importance of local parks to its communities. It also states that 'smaller scale GI interventions, such as street planting and community greening also have the potential for increasing the areas image, attractiveness and climate resilience.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, 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 case officers and the applicants (through their appointed representatives) engaged in pre-application discussions, which informed the principles of the proposed development, including the configuration of the site layout, the scale parameters of proposed built form and the mix of housing. Further discussions were undertaken during the life of the planning application to address issues arising from consultation responses. On the basis of the original submission and the provision of supplementary documentation, it is considered that sufficient information was made available for the planning application to be assessed.

Principle of the development – Whilst acknowledging that the application site provides a local green space with mature tree planting, it is the case that the site has been previously developed and can therefore be considered as a brownfield site within an urban context. As such the site presents a development opportunity, which would contribute positively towards City Council house building targets and the provision of affordable housing and diversity of tenure. The loss of open space is considered in this report and is considered to be justified both in relation to existing provision in the locality and the positive benefits of the proposed development.

The applicant has confirmed that the proposed bungalows have been designed as older persons' accommodation. The design integrates features to enable residents developing cognitive illnesses, including early on-set dementia, to live independently for as long as possible within an internally and externally safe and secure layout.

Specialist advice has been sought in the composition of the proposed development, including materials, colours and technology to support independent living. One Manchester has indicated that it offers a management and maintenance service to its residents and housing officers will be able to engage with residents and 'sign post' them to care and support service providers if needed as their requirements change in the future. However, the proposed development has not been designed or is it intended to be supported accommodation. If residents can no longer live independently then a move to a more supportive housing or care environment may be facilitated. Lettings would be made available through Manchester Move and the occupation of the proposed bungalows would be restricted to older residents.

On balance, it is considered that the proposals are capable of delivering a high quality and sustainable development, which positively contribute to the character, appearance and regeneration of the local area. The proposed development would thereby be consistent with and positively related to Core Strategy policies SP1, EN1, EN4, EN8, EN15, EN18, EN19, H1, H5, H8, T1, T2 and DM1, saved UDP policy DC26, the principles contained in the Guide to Development in Manchester and the general principles of NPPF and the specific details of its chapters 1, 2, 4, 7, 8, 10, 11 and 12.

Provision of affordable housing — Any requirement or not for affordable housing will be based upon an assessment of a particular local need, a requirement to diversify the existing housing mix and the delivery of regeneration objectives.

The endorsed 'Housing Affordability in Manchester' report by the Executive acknowledged the importance of delivering new homes through the planning process, providing the fundamental and underlying platform for growth and ensuring that the supply of housing increases thereby helping to counter price rises created by shortage.

In this case the applicant, One Manchester, has reaffirmed its intention to develop over 1000 properties within the next five years with the emphasis on diversifying the market through a varied rental and affordable homeownership offer. One Manchester are working with Greater Manchester's delivery partners to contribute to meet housing growth needs over the next 10 years as identified in the Greater Manchester Spatial Strategy.

The proposed development seeks to deliver affordable homeownership under the Homes and Communities Agency Shared Ownership and affordable rented properties for older people. This is in accordance with the City's 'Providing for Housing Choice - Planning Guidance' through good quality, private housing is identified with mechanisms to deliver owner occupation through affordable housing options at a time of increasing house prices.

With this in mind, the proposed houses would be related to a shared ownership product providing the ability to diversify the affordable homeownership offer and attract new residents into an edge of city location. Shared ownership would enable prospective residents to purchase an equity share in the property with a portion of rent at 2.75% of unsold equity with an option to staircase in future years. One

Manchester has indicated that it will be launching this product as a pathway into affordable homeownership, which is in line with the Shared Ownership and Affordable Homes Programme 2016-2021.

One Manchester has also confirmed that these arrangements accord with Home and Community Agency funding conditions for shared ownership, which would allow residents to move from affordable tenures into market tenures and any acquired funds 'recycled' into the provision of future affordable housing.

As previously stated, the affordable rented bungalow development offers older people living with cognitive conditions to live independently for longer. The applicant maintains that this element of the development would significantly contribute towards addressing this under supply and will support the local authority in meeting their affordable housing targets.

It is considered that the proposed mix of houses and bungalows would positively contribute to the quality and diversity of residential accommodation in the locality. It is also acknowledged that the tenure arrangements linked to the proposed housing would contribute positively to the provision of affordable housing and subsequent movement of residents towards home ownership. On this basis, it is considered that the proposed development would accord with Core Strategy policies H1, H8, SP1 and DM1, in relation to the provision of high quality and affordable housing.

Loss of open space – The applicant has provided an open space assessment that references the City Council document: City Wide Open Spaces, Sport and Recreation Study published in August 2009. This study assessed the quantity and quality of open space provision within the Manchester area, as well as recommending open space and sports facility provisions, accessibility targets and recommended key priorities for improving the existing quantity and quality of open spaces and sports facilities. The applicant maintains that the population of Openshaw has not significantly grown since 2006 nor has there been a related increase in the demand for open space.

The applicant maintains that the application site has not been laid out as sports pitches and its use would be related to informal recreation. On this basis it is argued that the development of the site would not result in the loss of high quality space. Moreover and notwithstanding recent development in the area, there is a surplus of open space within the vicinity of the site, which is of a comparable or higher quality. The applicant has identified 10 open spaces / parks, 3 location with synthetic pitches and 3 locations with grassed pitches within a 15 minute walking distance of the application site.

The City Council has previously identified the planning application site as an amenity green space, for which there is a surplus in East Manchester based on the 2009 Open Space Study. It is acknowledged that in East Manchester there is a shortfall of natural and semi-natural open space and outdoor sports facilities according to the 2009 study. Whilst additional sports facilities have been provided in East Manchester related to Manchester City FC, some previously identified amenity green space sites have been built upon.

The submitted open space assessment has been reviewed with the above considerations in mind. The application site appears to be currently under used and is not comparable to nearby open space, play and sport areas that represent more usable and managed recreational space. Given the extent of higher quality open space and sport provision in the locality, it is not considered that the development would adversely affect that local provision. On this basis, it is considered that the development is acceptable when assessed against the requirements of Core Strategy policy EN10.

With regard to the associated loss of trees reference has been made to Policy EN9, which seeks to secure the retention of trees and the development of networks of green spaces, which are particularly important for biodiversity purposes. In this case it is acknowledged that the loss of trees would impact upon residential and biodiversity. However, this loss is off-set by the positive benefits of the proposals and the incorporation of landscaping (incorporating native planting) and biodiversity enhancement in the form bird and bat boxes to be provided.

Tree removal and landscaping – The applicant has submitted an arboricultural survey that identifies 57 mature trees within the application site that are in good condition but would need to be removed to facilitate the development. In this case, the existing tree planting was originally undertaken as part of a programme of environment improvement, which was intended to uplift the appearance of the site whilst suitable development proposal were brought forward. The application proposals have been assessed but it is apparent that the proposed layout would not lend itself to tree retention.

Consideration has been given to replacement street tree planting but this has been discounted due to the narrowness of adjacent footpaths and the resultant hindrance to pedestrian/ wheelchair / pushchair movement. Furthermore, the consultation response from United Utilities has raised concerns regarding the potential adverse impact of deep rooted shrubs and trees on the public sewer and overflow system should they be incorporated into any replacement landscaping scheme. On this basis of the above, it is considered that the removal the existing tree cover is justified as its retention would comprise the delivery of a significant residential development, which would bring forward positive community benefits.

Notwithstanding the above, the applicant has provided an indicative landscaping scheme that provides replacement tree planting within the rear garden areas of the proposed houses and within the front garden areas of the private front garden areas of the proposed bungalows, which would also be supplemented with boxed hedges to define the street boundaries. The communal areas within the shared courtyard to the bungalows would incorporate hard and soft landscaping and raised flower beds and sensory gardens incorporating native species, In addition to the aesthetics of the planting the communal areas would incorporate a green house and vegetable garden, summerhouse and potting shed, thereby creating a social and active space for residents. A condition has been recommended to ensure that appropriate planting species are incorporated into the proposed landscaping and the provision of appropriate hard surfacing to aid the differentiation of public and private spaces. The landscaping condition will also ensure that the communal landscaping area is appropriately maintained.

Future use of the development - A condition has been included for purposes of clarity and to confirm that the authorised development relates to the formation of 12 x two storey houses and 15 bungalows (Class C3). A separate condition has been included to facilitate the appropriate future use and management of the authorised apartments limiting their future occupation to Class C3 (a) not precluding occupation by two unrelated people sharing a property. This condition is considered necessary to secure compliance with paragraph 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 Core Strategy for the City of Manchester.

Residential amenity – It is considered that the substantive development would be a development of high quality with an appropriate balance of built form and garden / amenity space. The siting and arrangement of windows would be appropriate subject to the implementation of identified obscured glazing where necessary. The proposed houses have been related appropriately to neighbouring housing with distances across Greenside Street reflecting the traditional interfaces between housing in the locality. Noise insulation would be secured, through the recommended condition, to ensure mitigation of impacts from nearby residential uses. Satisfactory waste management arrangements are capable of being delivered. The private amenity space and rear garden areas, in relation to the proposed bungalows, would allow individuals to continue to be active and independent for an extended period. The well maintained shared communal gardens and social spaces encourage interaction between individuals to discourage insular living and encourage community interaction. Within the context of the site, it is considered that satisfactory residential amenity would be secured pursuant to Core Strategy policies SP1 and DM1.

Permitted development restrictions – In order to maintain and safeguard residential amenity and in response to the constraints of the substantive site, it has been considered appropriate to restrict the permitted rights that would otherwise be available to householders. Conditions have therefore been recommended to ensure that the following development is not undertaken without the permission of the City Council as local planning authority:

- i. The erection of extensions, porches and outbuildings;
- ii. The replacement of authorised boundary treatments;
- iii. The insertion of additional windows.

It is considered that the above conditions, will secure compliance with Core Strategy policies SP1 and DM1.

Residential space standards - The proposed development would deliver a mix of residential units of varying sizes that have been assessed against the Nationally Described Residential Quality Standards. The applicants have sought to respond positively to the constraints of the site. It is also considered that the proposed development would contribute to sustainable growth in Manchester and thereby responds positively to the 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.

The applicant has indicated that following internal space would be achieved and this has been related to the nationally described standard:

House type	Number	Space achieved (sq metres)	Space required	Difference
A - 2 B 3 person	2	71.5	70	+1.5
B - 3 B 4 person	10	87.4	84	+3.4
D - 2 B 3 person (bungalow)	8	67.2	61	+6.2
E – 1 B 2 person (bungalow)	7	54.5	50	+4.5

All of the proposed houses would meet the nationally described space standards. The density of the proposed development has been related to the prevailing character of neighbouring residential area. Within this urban context it is considered that a satisfactory quality accommodation has been achieved, with appropriate arrangements for waste management, amenity space and car parking. The development thereby respond positively respond to Core Strategy policies SP1, EN1, H1, H6, T2 and DM1 and the NPPF (Chapters 7 and 8).

Magnitude of development - It is considered that the development appropriately relates to the constraints of the application site, which is considered to have capacity for the proposed number of units. A condition has been recommended that relates the undertaking of the proposed development in accordance with specified number of units and ensures their future use for Class C3 purposes. This approach would safeguard the character and appearance of the substantive development pursuant to Core Strategy policies SP1, EN1, H1 and DM1.

Siting – The proposed houses would incorporate front garden areas that would separate public and private space. It would also secure a sense of spaciousness in front of and between the proposed houses. The configuration and orientation of the proposed houses would result in the formation of rear gardens that would read as a band of green open space. It would secure rear garden depths of between 10 metres and 14.5 metres and ensures that there would be no overlooking of principal habitable room windows. The applicant has been asked to clarify which houses would incorporate ground floor windows to the ground floor side elevations. Notwithstanding the above, it is considered that appropriate relationships between houses can be secured through the incorporation of obscured glazing.

The building line to Greenside Street and Tram Street would be staggered to make the transition between the proposed bungalows and houses. This approach is considered to be appropriate as to would allow the formation of private garden areas and given the primary outlook of the proposed houses being related to the shared courtyard areas. The applicant has indicated the use of obscured glazing to the inner

wings of the proposed bungalows to avoid overlooking, whilst maximising light in to the proposed accommodation.

Height, scale and massing - The applicant maintains the proposed semi-detached houses would reduce the overall density in the immediate vicinity through the formation of open space and aspect through the application site allowing. Although the proposed bungalows would be detached they would be limited to a single storey and set back from the back of the street boundary through the formation of enclosed front garden areas. It is considered that the height presented through the substantive scheme would respond to the high parameters established by existing housing in the locality.

Design – The proposed houses and bungalows have been designed to complement the neighbouring properties through the use of red brick with grey brick features and grey roof tiles. The proposal includes larger elements of glazing with light grey uPVC frames, which would relate to and complement existing dwellings, through a contemporary interpretation of traditional housing in the immediate locality. It is considered that the appearance of the substantive development would present a coherent design response that would appropriately relate to the streetscene. House type A incorporates an elevational design that would allow windows to respond to the intersection of corner junctions and thereby maximise natural surveillance. A condition has been recommended to ensure the approval of materials to be used in the construction of the respective elements of the substantive development. On this basis it is considered the development would positively contribute the urban form, which is consistent and positively relate to Core Strategy policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

Secured by Design - The proposed layout has been designed to reduce the risk of crime and provide street frontages that maximise natural surveillance. A condition has been recommended to ensure that the proposed development achieves secured by design accreditation in accordance with the recommendations of the submitted crime impact statement pursuant to Core Strategy policies SP1 and DM1 and the National Planning Policy Framework.

Accessibility – The applicant has sought specialist advice on all aspects of the design to ensure the homes will enable and facilitate older persons to remain in their own homes for longer than might otherwise be the case. The spaces are free-flowing and flexible to allow for change and adaptation in the future, including the provision of sufficient space to allow adaptation for wheelchair use to help prevent future issues. Throughout the substantive development level internal and external thresholds would be formed along with satisfactory manoeuvring space. On this basis, it is considered that Core Strategy policies SP1 and DM1 and saved UDP policy DC5 have been appropriately responded to.

Boundary treatment – The proposed boundary treatments comprise of a mix of walls and railings to the street with match railing gates to the car parking courts. Pedestrian access points and some driveways. Close boarded fencing would provide separation of individual gardens. The applicant has been asked to review the provision of gates to all driveways to houses. Where railings have been proposed they would be set on



a 225 mm conservation kerb. On balance it is considered that the gating issues can be resolved to secure compliance with Core Strategy policies SP1 and DM1.

Reducing carbon emissions and sustainable design - A statement has been submitted by the applicant detailing potential measures that could be incorporated into the development the design and the implementation of construction to reduce carbon emissions. The applicant has presented a 'fabric first' design / fixed high efficient services approach, incorporating an appropriate construction methodology and a highly insulated building envelope. The design would also include the provision of efficient boilers and heating systems, high air tightness throughout the built form and insulated doors and windows. It is considered that given the constraints of the site, the proposed sustainable design measures would give satisfactory assurances with regard to the reduction of carbon emissions. A condition has been recommended to ensure that these measures are incorporated into the development and the submission of and verification statement confirming their implementation to secure compliance with Core Strategy policies SP1, EN4, EN8 and DM1 and NPPF Chapters 7, 8 and 10.

Car parking and highways Issues – The concerns raised by the objector relate to issues that are beyond the scope of this planning application. The concerns regarding construction traffic are acknowledged and are capable of being managed through the construction management plan. The proposed level of car parking is considered to be acceptable for the proposed density of development and proximity of local bus services. The applicant has responded positively to the comments of Highway Services in relation the proposed car parking areas to the proposed bungalows.

The applicant has provide a revision to the proposed car parking space to Plot 12, which secures a clearer demarcation of the site boundary and the adjacent controlled gate access to the bungalow courtyard. This arrangement is acceptable, in principle, in highway terms but confirmation is sought to ensure that the proposed boundary treatment does not exceed 900 mm permeable visibility is required. The applicant has been advised of this required amendment. It is considered that this issue is capable of being resolved and that the requirements of Core Strategy policies SP1, T1, T2 and DM1 and the NPPF (Chapter 4 and 8) can be met.

Cycle storage – The proposed houses retained access to the rear garden areas and there is sufficient space within the curtilage of each property to secure appropriate cycle storage should it be required. The applicant has not provided details of cycle parking or storage in respect of the proposed bungalows and this is a reflection of the intended occupants of the residential units. On balance it is considered that the development has been satisfactorily relates to Core Strategy policies SP1, T1, T2 and DM1.

Bio – diversity - A condition has been recommended to ensure that trees are removed outside the bird nesting season. In response to the recommendations of GM Ecology Unit, a condition has been recommended to secure the submission to contribute to local bio-diversity through the provision of bird and bat boxes. On this basis it is considered that the proposed development would relate appropriately to Core Strategy policies SP1 and EN15.

Construction Management Plan - Given the tight constraints of the application site and its proximity to a major roundabout junction it is considered that the undertaking of construction is appropriately managed. A condition has therefore been recommended that the following measures are put in place to manage this process:

- a. The undertaking of demolition within an area enclosed by hoardings, 'Heras' style fencing and scaffolding around the building with debris netting: the position of which should be identified within an approved site management drawing;
- b. Extracted materials would to be segregated into skips within the site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor;
- c. Any remaining existing foundations would be excavated and affected land backfilled in relation to the preparation of external works;
- d. Defined access and egress routes for demolition and construction traffic, including staff, delivery and construction vehicles, including HGVs,
- e. Methodology for the undertaking of demolition and on-site processes, including crushing of materials removal of waste, delivery of materials to be used in ground works, arrangements for back filling and dust suppression and duration of noise generating activities;
- f. Identified measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles / streets are to be cleaned and the sheeting of vehicles entering and leaving the site during the demolition and construction period;
- g. Identified vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- h. Identified measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions. This shall include a detailed drawings demonstrate that vehicles can access and egress the site in forward gear. Where this is not possible arrangements for stewarding vehicles to and from the site would need to be provided;
- i. Measures for securing the site, including on-site security and lighting;

The CMP condition is considered necessary to secure compliance with Core Strategy policies SP1, EN19, T2 and DM1, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework (Chapters 8, 10 and 11).

Waste management - The applicant has demonstrated that the site has the capability and capacity to accommodate waste and recyclable material, which accords to current City Council guidance, i.e., the enclosure if the following bins with a close boarded timber bin store:

- 1 x mixed waste bin (grey);
- 1 x glass and plastic (green);
- 1 x cardboard / paper (blue);
- 1 x food and garden waste (brown).

The above details are specified within the approved drawings. A condition has been recommended to ensure that the development is fully implemented in accordance with the submitted waste management arrangements, including the provision of the bin storage structures prior to the first occupation of the residential units, which shall be maintained in situ thereafter. On this basis, it is considered that the proposed development would be satisfactorily related to Core Strategy policies SP1, DM1 and EN19 and guidance within the National Planning Policy Framework.

Noise – The submitted noise assessment has been reviewed by Environmental Health who accept its recommendations for the provision of standard double glazing for all properties and appropriate passive ventilation for habitable rooms facing the development boundary). It is also accepted that the small external areas to the rear of the southerly bungalows do not require acoustic fencing on the basis that these properties are provided with amenity spaces SP1 and DM1 and saved UDP policy DC26.

Air quality – The proposal has been related to the submitted air quality report, which will need to be implemented at the construction and operational stages of the development as a requirement of the recommended condition. This condition with also reference the need to implement the development in accordance current and relevant best practice guidance. On this basis, it is considered that the demolition and construction phases can be managed through condition to secure appropriate air quality and therefore secure compliance with Core Strategy policies SP1, EN16 and DM1 and NPPF Chapter 8.

Land conditions – In response to the comments of the objector the Coal Authority has been consulted and confirmation received that that they do not wish to comment. Issues relating to known land contamination issues and historic land uses will have been identified through the submitted land condition survey. Whilst acknowledging the site is located in an industrial context historical and assessed through the detailed submission of reports required as part of the recommended contaminated land condition. It is considered that the issues raised by the objector can be addressed through the recommended conditions to ensure that satisfactory land remediation is undertaken pursuant to Core Strategy policies SP1, EN18 and DM1 and NPPF Chapters 8, 10 and 11.

Flood Risk and site drainage - The applicant has been advised of the conditions requested by Flood Risk Management Team and United Utilities and their inclusion is considered to be necessary to the appropriate implementation of the development. The applicant has also been advised of the need to secure agreement from United Utilities to ensure that public sewers across the site are not compromised or adversely affected by the implementation of construction works. The requirements of United Utilities are related to the development as an informative. The applicant has confirmed that preliminary discussion have been undertaken with United Utilities concerning the implementation of the development. It is considered that subject to the above conditions, the development would be appropriately related to Core Strategy policies SP1, EN17, EN18, EN19 and DM1 and the NPPF Chapters 10 and 11.

**Conclusion** – It is acknowledged that the proposed development would result in the loss of an area of publicly accessible open space and associated tree cover. Notwithstanding the above the applicant has demonstrated that the development would not adversely affect local open space provision and, in urban design terms, would be appropriately related to the surrounding context. It is also considered that the development would potentially deliver a development that would contribute positively to the provision of affordable housing within a brownfield site. On balance, the quality and benefits of the proposed mix of housing would counterbalance the loss of open space and trees and thereby secure a development that positively relates to Core Strategy policies SP1, EN1, EN4, EN8, EN9, EN10, EN11, EN12, EN14, EN15, EN16, EN17, EN18, EN19, H1, H4, H8, H11, T1, T2 and DM1, NPPF chapters 1, 4, 7, 8, 10, 11, and 12, Saved Unitary Development Plan policies DC7 and DC26, the principles of the Guide to Development in Manchester, the Nationally Described Space Standards and Manchester Residential Quality Guidance. The approval of planning permission is therefore recommended in the light of the above and subject to the schedule of related conditions.

**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 case officers and the applicants (through their appointed representatives) engaged in pre-application discussions, which informed the principles of the proposed development, including the configuration of the site layout, the scale parameters of proposed built form and the mix of housing. Further discussions were undertaken during the life of the planning application to address issues arising from consultation responses. On the basis of the original submission and the provision of supplementary documentation, it is considered that sufficient information was made available for the planning application to be assessed.

## **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 stamped as received by the City Council as local planning authority on 23 August 2017, 28 September 2017 and 4 December 2017:

100 -Location Plan

S9680-AEW-00-SP-DR-A-101 Site – Existing

S9680-AEW-00-SP-DR-A -111 Rev P9 South Street Site Plan – Proposed

S9680-AEW-00-SP-DR-A – 114 Rev 6 1B2P Bungalow –Type E

S9680-AEW-00-SP-DR-A – 115 Rev 7 2B3P – Type D

S9680-AEW-00-SP-DR-A – 116 Rev P5 Proposed floor plans and elevations Type A

S9680-AEW-00-SP-DR-A – 117 Rev P4 3B4P House Type B

S9680-AEW-00-SP-DR-A -118 Rev P5 Proposed street elevations

S9680-AEW-00-SP-DR-A - 119 Rev 4 Boundary details

S9680-AEW-00-SP-DR-A – 121 Waste Management Strategy and Bin Enclosures and related waste management strategy proforma

Affordable Housing Statement by One Manchester dated August 2017

Design and Access Statement by AEW Ref 9680 dated 15 August 2017

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

3) No above ground construction works shall be commence until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) The planning permission hereby granted relates to the formation of 12 x two storey dwellinghouses and 15 bungalows (Class C3) as shown on the approved drawings.

Reason – For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units 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 2015, 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) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs 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 paragraph 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 Core Strategy for the City of Manchester.

6) 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, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

7) 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 fences, gates or walls shall be erected within the curtilage of any dwelling forward of any wall of that dwelling which fronts onto a road.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

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 windows shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawing referenced:

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

9) Before first occupation of the authorised bungalows and houses windows, as so indicated on the approved drawings, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

10) Before the first occupation of the authorised development, full details and specification of all off-site highways works, including footpath reinstatement to Tram Street, Parkhouse Street, Greenside Street and South Street together with a timescale for their implementation shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework (Chapters 8 and 10).

11) The development is to be undertaken in accordance with the waste management strategy comprising drawings referenced: S9680-AEW-00-SP-DR-A -111 Rev P9 South Street Site Plan – Proposed; S9680-AEW-00-SP-DR-A – 121 Waste Management Strategy and Bin Enclosures and related waste management strategy proforma. The agreed arrangement including the associated bin storage structures shall be implemented in full prior to the first occupation of the authorised bungalows and houses and maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

12) Before the occupation of the bungalows hereby approved, car parking areas and service road shown drawing referenced S9680-AEW-00-SP-DR-A -111 Rev P9 South Street Site Plan – Proposed shall be demarcated, surface and made available for use. The car parking area and access road shall be maintained in situ prior to the occupation of the authorised bungalows and remain in situ thereafter.

Reason – In the interest of residential amenity and pedestrian and highways safety pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

13) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Tram Street, Parkhouse Street, Greenside Street, South Street, Ashton Old Road and nearby industrial or otherwise noise generating uses shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Tram Street, Parkhouse Street, Greenside Street, South Street, Ashton Old Road and nearby industrial or otherwise noise generating uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

14) The authorised development shall be fully implemented in accordance with the document referenced Residential development Openshaw Air Quality Assessment by TEP Warrington Ref: 6379 001 dated May 2017 and practice principles are implemented for the operational phase and in accordance with IAQM/EPUK guidance.

Reason – In the interests of residential amenity pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

15) No development shall take place until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The following additional information has to be provided:

- i. Runoff volume in the 1 in 100 year, 6 hours rainfall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never exceed the runoff volume from the development site prior to redevelopment for that event;
- ii. Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- iii. Assessment of overland flow routes for extreme events that is diverted away from buildings. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- iv. Hydraulic calculation of the proposed drainage system;
- v. Construction details of flow control and SuDS elements; and
- vi. Proposal of surface water management during construction period.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework (Chapter 10).

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

- i. Verification report providing photographic evidence of construction as per design drawings;
- ii. As built construction drawings if different from design construction drawings;
- iii. Timetable for its implementation; and



- iv. 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 secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework (Chapter 10).

17) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework (Chapter 10).

18) 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. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 6.5 l/s.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework (Chapter 10).

19) Before the commencement of the authorised development, a comprehensive construction management plan shall be submitted to and approved in writing by the City Council as local planning authority, which shall define and specify:

- a. The undertaking of demolition within an area enclosed by hoardings, 'Heras' style fencing and scaffolding around the building with debris netting: the position of which should be identified within an approved site management drawing;
- b. Extracted materials would to be segregated into skips within the site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor;
- c. Existing foundations would be excavated and affected land backfilled in relation to the preparation of external works;
- d. Defined access and egress routes for demolition and construction traffic, including staff, delivery and construction vehicles, including HGVs,
- e. Methodology for the undertaking of demolition and on-site processes, including crushing of materials removal of waste, delivery of materials

- to be used in ground works, arrangements for back filling and dust suppression and duration of noise generating activities;
- f. Identified measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles / streets are to be cleaned and the sheeting of vehicles entering and leaving the site during the demolition and construction period;
  - g. Identified vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
  - h. Identified measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions. This shall include a detailed drawings demonstrate that vehicles can access and egress the site in forward gear. Where this is not possible arrangements for stewarding vehicles to and from the site would need to be provided;
  - i. Measures for securing the site, including on-site security and lighting.

The construction, forming part of the development hereby authorised, shall be implemented in accordance with the agreed construction management plan. If any at any time when the use is operating / being constructed causes any pedestrian or highway safety concerns which in the opinion of the City Council, as LPA, are detrimental to adjoining and nearby residential properties or highway and/or pedestrian safety, within 1 month of a written request, a scheme for the mitigation against the impacts shall be submitted for approval in writing by the City Council, as Local Planning Authority and once approved, such mitigation measures shall be implemented, with a timescale previously agreed in writing with the City Council, as Local Planning Authority, and thereafter maintained during the demolition/ construction phase of the development.

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework (Chapters 8, 10 and 11).

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

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

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site

Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

21) Before the occupation of the bungalows hereby approved, details of the siting and elevational details of the proposed summerhouse, potting shed and greenhouse to be located in the communal courtyard shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details prior to the occupation of the authorised bungalows and maintained in situ thereafter.

Reason – in the interests of residential development pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

22) Before the occupation of the authorised bungalows, a scheme to encourage bio-diversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised bungalows and shall be maintained in situ thereafter.

Reason – in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

23) Before the commencement of above ground construction works a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall include details of native tree, shrub and plant species to be incorporated into the development, hard surface treatments for the differentiation of private and shared spaces adjacent to the authorised bungalows and arrangements for the ground maintenance of the communal areas relating to the authorised bungalows. The approved scheme shall

be implemented not later than 12 months from the date the buildings are first occupied with the agreed maintenance arrangements implemented in accordance with a timescale agreed with the City Council as local planning authority. 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 for the City of Manchester.

24) The proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (19/07/2017 - URN:2017/0268/CIS/01) and a planning condition should be added to reflect the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in 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: 117282/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:**

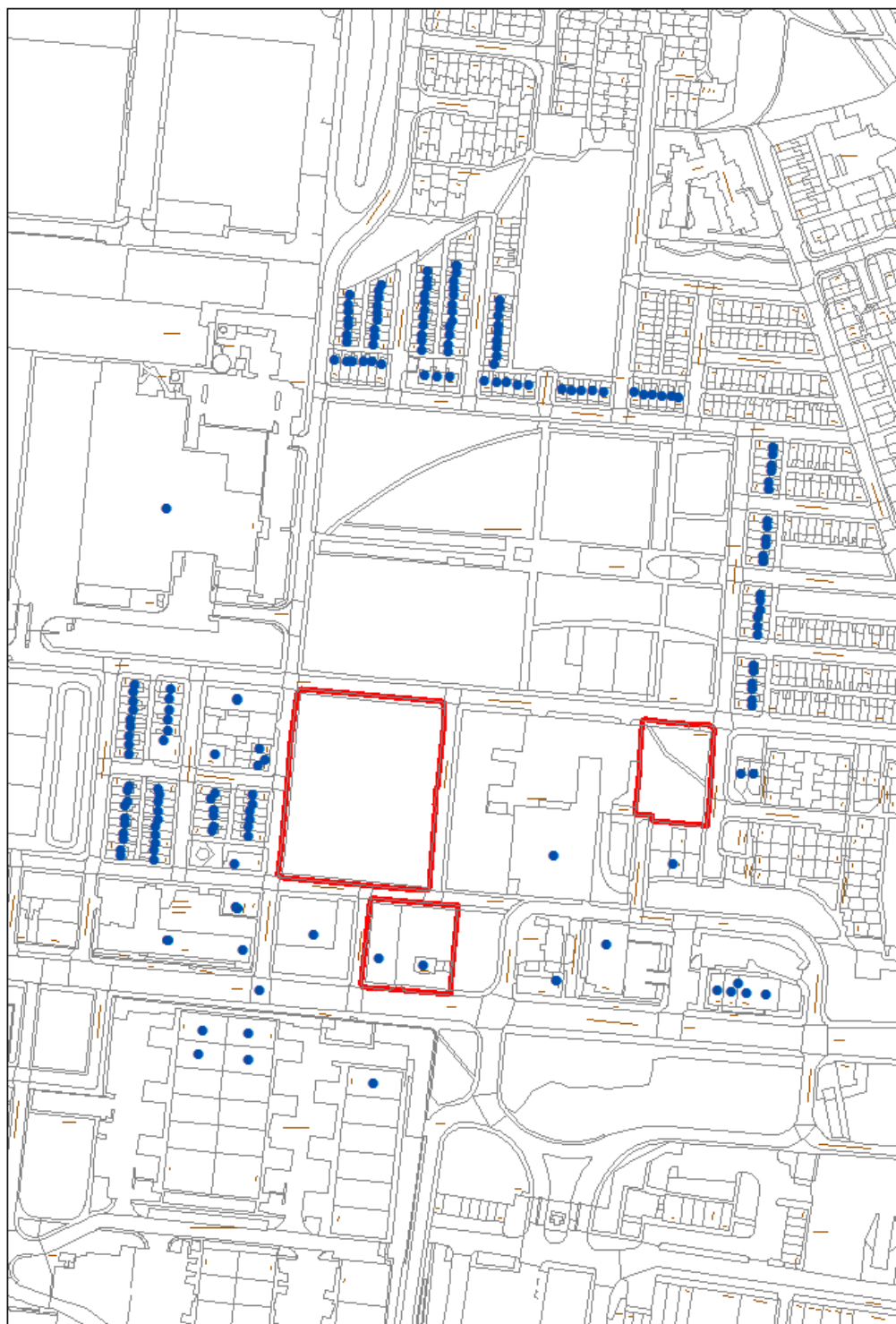
The Coal Authority  
Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Corporate Property  
MCC Flood Risk Management  
Travel Change Team  
Strategic Development Team  
United Utilities Water PLC  
Greater Manchester Police  
Environment Agency

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:**

<b>Relevant Contact Officer :</b>	Carl Glennon
<b>Telephone number :</b>	0161 234 4530
<b>Email :</b>	c.glennon@manchester.gov.uk



 Application site boundary  Neighbour notification  
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