

Application Number	Date of Appln	Committee Date	Ward
119331/FO/2018	14th Mar 2018	23rd Aug 2018	Clayton & Openshaw Ward

Proposal Proposed erection of 8 three bedroom 2 storey houses with associated gardens, boundary treatments, car parking and vehicular access

Location Land at Godley Close and Parkhouse Street, Manchester

Applicant Mrs Judy Noah , ONE Manchester, C/o Agent,

Agent Mr Brendan O'Donovan, AEW Architects, The Zenith Building, Spring Gardens, Manchester, M2 1AB

Description

This planning application relates to a cleared area of vacant grassland situated to the south-west of the junction of Parkhouse Street and Godley Close. The northern and eastern site boundaries are enclosed by low posts and railings with a laurel hedge to the western boundary and trees and bushes sited along the southern boundary. Industrial uses are located to the immediately to the west of the application site with frontages to Parkhouse Street. Housing is located immediately to the south of the site and also to the east and north-east. Openshaw Park is located to the north. Notwithstanding its current grassed surface, the application site has been previously developed.

The proposed development comprises:

- i. The siting of a 4 dwellinghouses with principal elevations fronting Parkhouse Street and arranged in paired semi-detached configuration (plots 1-4) and a terrace of 4 dwellinghouses facing Godley Close (plots 5-8). The proposed houses would be arranged with a formal building line maintaining a distance of 3.1 metres to the Parkhouse Street (northern boundary to the back of pavement). Plot 4 would also have a returning elevation to Godley Close maintaining a distance of 3.4 metres to the eastern boundary;
- ii. 100% off-street parking provision would be provided in the form of the driveways alongside gables or within front garden areas;
- iii. Boundary treatments to the front of the proposed houses would be a combination of low walls and railings (incorporating conservation kerbs and the base). Gates to pedestrian and vehicular access points have not been proposed apart from plot 4 where double 1.8 metre high boundary gates are proposed to match the fencing panels incorporated between brick piers to the eastern boundary. All dwellinghouses would have small front garden areas and larger rear gardens.



Figure 1 – Housing layout

The proposed house types would comprise:

- i. 2-storey houses with red brick elevations with buff brick to a front 2-storey bay and a grey tile roof. The houses would incorporate pitched roofs with gable elevations formed at the respective ends of the semi-detached houses and terrace of houses. The main roof would have a ridge height of 7.9 metres and eaves of 4.7 metres above ground level;
- ii. The principal elevations would have a width of 5.3 metres. It would be characterised by elongated floor to ceiling windows at ground and first floor levels relating to a lounge and master bedroom respectively. The vertical emphasis of these windows would be emphasised by the incorporation of a central cladding panel;
- iii. The principal elevation would also incorporate a 500 mm projecting bay that would extend upwards from ground level forming a hipped pitched dormer with a maximum height of 6.1 metres and width of 2 metres. The bay would incorporate narrower floor to ceiling windows of a matching style situated above the principal external doorway;

iv. To the rear the proposed elevation would incorporate rectangular bedroom windows (of a matching style to the windows in the principal elevation), which would be situated directly above ground floor double patio doors and a single and smaller kitchen/diner window;



Figure 2 – Elevations and layout drawings.

v. The gable windows to plots 1, 3 & 5 and 2, 4 & 8 would incorporate 2 windows to the ground floor and 3 windows at first floor level.

vi. The existing houses along the southern boundary would be retained.

The development has been advertising as affect a right of way across the site through:

- i. A press notice in the Manchester Evening News published on 30 March 2018 and expired on 20 April 2018;
- ii. A site notice posted on 4 April 2018 and expired on 26 April 2018.

Consultations

Local Residents – 1 email has been received from a local resident and is summarised below:

- i. The applicants’ assertion that the application land is surplus to open space requirements is contested. It is considered that the land is the only open space that is related to the adjacent housing estate.

ii. It is considered that open space is an important and integral component of housing estates and the benefit of developing such additional land is questioned. It is considered that the applicant should be required to make appropriate open space provision.

A letter has been recently delivered to No. 2 Godley Close, as it was not clear that they had received the earlier consultation.

Highway Services – The following comments have been received:

- i. Each proposed property will have its own off street parking provision in the form of a driveway within the private boundary of the dwellinghouse. The applicant is advised that all individual driveway parking spaces should be a minimum of 3 metres x 6 metres to ensure that vehicles / pedestrians do not impact on the adopted highway;
- ii. The applicant has supplied plans detailing the boundary treatment for each of the properties, the front boundary elevation for all of the properties maintains a permeable boundary of 900mm which is acceptable from a highways perspective. Notwithstanding the above, the plot 4 the driveway is accessed to the rear of the property where it is understood that a solid boundary treatment is proposed. It is recommended that a more permeable solution is sought for the gated access and for the closest section of fencing adjacent to the driveway to ensure that child pedestrians are visible when vehicles exit property driveways;
- iii. It is noted from the supporting plans that a lighting column on Godley Close will need to be relocated and the Street Lighting Team should be contacted to make the appropriate arrangements for the works to be undertaken. Works will also need to be undertaken to ensure the appropriate relocation of street signs;
- iv. It is recommended that tactile paving is introduced at the crossings surrounding the site, particularly at the junction of Godley Close, Parkhouse Street, and Elysian Street;
- v. A detailed construction management plan is required.

Following the receipt of a revised site layout, Highways Services welcomed confirmation that:

- i. 3 metres x 6 metres car parking spaces would be formed;
- ii. A permeable design solution would be pursued in relation to the driveway to plot 4.

Environmental Health – Should planning permission be granted conditions are requested in relation to the following:

- i. The provision of a detailed construction management plan should be provided that incorporates the proposed construction phase mitigation measures contained within the submitted Air Quality Assessment;
- ii. A scheme for acoustically insulating the proposed residential accommodation against noise from Parkhouse Street industrial units (to the west of the development) and Openshaw Park, which shall supplement the detail of the submitted noise report through the inclusion of the specification of acoustic fencing to the western boundary and glazing to dwellinghouses fronting Parkhouse Street;

- iii. A waste management condition that ensures that the siting of bin storage areas responds to City Council guidance relating to transfer distances for bins and containers to collection points;
- iv. A comprehensive scheme to address known land contamination issues;
- v. The construction and operational phases of the development should be undertaken in accordance with the submitted air quality assessment.

Flood Risk Management Team – Recommend that the surface water drainage works, related to the development, should be undertaken in accordance with the drainage strategy report.

Neighbourhoods Team (Arboricultural Officer) – It is noted that the development would result in the loss of habitat through the removal of existing trees and laurel hedge. It is recommended that as much of the laurel hedge as possible is retained and a condition is recommended to ensure adequate root protection is provided through an arboricultural method statement. It is further recommended that additional ornamental flowering trees are planted in the gardens of the proposed houses.

Strategic Housing – The proposed development is supported.

Greater Manchester Ecology Unit – No objection to the proposed development. However, the following recommendations have been received:

- i. Although the submitted ecological walkover survey was undertaken outside the optimal time, it is considered that, given the nature of the site, it is not considered that the results would be significantly different if the survey had been were to be undertaken at a more suitable time. The submitted survey is therefore considered to be acceptable;
- ii. A condition has been recommended to ensure that all tree works and shrub clearance should not be undertaken in the main bird breeding season (March-July inclusive), unless nesting birds have found to be absent, by a suitably qualified person;
- iii. All trees, together with the hedgerow to be retained on the site, should be protected from the development to prevent damage to the root system. Protection measures should be agreed by condition;
- iv. A condition is recommended to enhance biodiversity, including:
 - a) Bat bricks and/or tubes within the new development;
 - b) Bird boxes;
 - c) Native tree and shrub planting.

Greater Manchester Design for Security – Recommended that the development should be undertaken on accordance with the submitted Crime Impact Statement, with particular consideration being given to the approval of the height and specification of boundary treatments, provision of lockable gates to the alleyway serving plots 5 – 8 and the definition of public / private space to the street. A condition has been recommended in relation to the above.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2018. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 5 Delivering a sufficient supply of homes – States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59). This should be reflected in the consideration of the size, type and tenure of housing needed for different groups in the community (paragraph 61). Chapter 5 states that the provision of affordable housing should not be sought for residential developments that are not major developments and that the re-use of brownfield sites should be encouraged (paragraph 63). It is considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly (paragraph 68). It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (paragraph 71). In this case, it is considered that the size and tenure of the proposed development would positively contribute to the quality and supply of housing in the local area, secure the development of a brownfield site and responds to an identified local housing need. It would also help to diversify the local housing market through the provision of high quality design that is capable of achieving sustainable future occupation. Chapter 5 would thereby be complied with.
- ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 91). These considerations have been related to the layout and design of the proposed development and the incorporation of

measures to address issues of security and potential opportunities for criminal and anti-social behaviour. Chapter 8 also requires consideration of the loss of open space and requires appropriate justification that such land is surplus to requirements. In this case, an assessment of local open space has been undertaken that satisfactorily demonstrates satisfactory local provision. Taking these factors into account it is considered that Chapter 8 has been satisfactorily responded to.

iii. Chapter 9: Promoting sustainable transport – States that in assessing specific applications for development, it should be ensured that:

- a) Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 108).

It is considered that, given the magnitude of the development, the generation of traffic and vehicular movement would be predictable and capable of being accommodated within the local highway infrastructure. The proposed development would thereby be consistent with the requirement of Chapter 9.

iv. Chapter 11: Making effective use of land – States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites (paragraph 117). Paragraph 122 states, amongst other things, that planning decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) The importance of securing well-designed, attractive and healthy places.

It is considered that chapter 11 has been positively responded to as it would secure the re-use of previously developed land and secures housing with a high quality urban design.

v. Chapter 12: Achieving well-designed places – States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124). Paragraph 127 further states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

The proposed development achieves a layout that relates appropriately to the surrounding context, including its acknowledgement of the height and scale of neighbouring houses. Given the quality of the proposed design, it is considered that the development would contribute to place making and the character of the local area thereby according with chapter 12.

- vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change – States that new development should be planned for in ways that:
 - a) Avoid increased vulnerability to the range of impacts arising from climate change;
 - b) Can help to reduce greenhouse gas emissions, such as through its location, orientation and design (paragraph 150).

It further states that all plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change to avoid where possible, flood risk to people and property (paragraph 157).

It is considered that the site responds positively to chapter 14, through the incorporation of design techniques that reduce the potential for carbon emissions and being located in a location that is not vulnerable to flood risk. Appropriate drainage would also be achieved through the implementation of submitted drainage arrangements.

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.
- ii. Design - Good quality design is considered to be an integral part of sustainable development. 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;
- 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;

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. 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.

It states that where necessary, mitigation measures should be specifically related to the location of the development and be proportionate to the likely impact.

v. 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. It also states that 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;

vi. 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.

vii. 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;

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 the quality of the living environment experienced by existing and future residents. Policy SP1 would therefore be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN 1 states that opportunities for good design to enhance the overall image of the City should be fully realised through the implementation detailed design principles that reinforce and enhance the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. In this case, it is that the proposed design would achieve a high quality that would positively contribute to the character of the area and improve the standard of residential accommodation in the locality. The demarcation of public and private space formation of garden areas and hard surfacing and boundary treatments would secure a satisfactory relationship to the streetscene, thereby securing compliance with policy EN1.

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. It is considered that the 'fabric first' design solution would provide the most effective means of reducing carbon emissions given the physical constraints of the site and magnitude of development. On this basis, policy EN4 has therefore considered to be appropriately responded to.

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 arrangements to secure appropriate drainage management. It is considered that policy EN8 has been responded to satisfactorily.

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. Policy EN9 is relevant to the proposal as it involves the development of previously developed open land. It states that 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. It is considered that the developer has satisfactorily justified the development of the application site and the loss of previously developed open land for the reasons set out in this report thereby securing compliance with policy EN9.

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. Policy EN10 has therefore been related to the submitted assessment, which demonstrates that the application site is surplus in terms of its current open space function. On balance, it is considered that the case for developing the open spaces has been demonstrated to secure compliance with policy EN10.

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. The development has been assessed and it is considered that its implementation, in accordance with the submitted drainage scheme, would not result in increased risk of flooding. Policy EN14 would thereby be complied with.

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. Policy EN15 has been related to the assessment of the ecological evaluation of the site and the details of the ecology report. On balance it is considered that the ecological impact is acceptable and appropriate mitigation measures can be secured through a condition to improve biodiversity at the site and a landscaping condition to secure compliance with policy EN15.

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. It is therefore relevant to the proposed development given its proximity to Ashton Old Road. In accordance with policy EN16, the applicant has submitted an air quality assessment, indicating 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. This assessment is considered to be acceptable and thereby meets the requirements of policy EN16.

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 Desk Study and Geo-Environmental Assessment, which has been assessed by the Contaminated Land Section whose recommendations have indicated that identified issues are capable of resolution by the attachment of a contaminated land condition to secure compliance with policy EN18.

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 in terms of capacity, with issues relating to the transfer of waste containers to collection points addressed within this report.

Policy H1 (Overall Housing Provision)

Policy H1 relates to the City Council strategy for the delivery of new housing between March 2009 and March 2027. The proposed development responds positively to policy H1 by:

- i. Contributing to the creation of 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. Supporting growth on previously developed sites in sustainable locations and which takes into account the availability of developable sites in these areas;
- iii. Ensuring that the design and density of the a scheme contributes to the character of the local area;
- iv. Making appropriate provision for parking cars and appropriate levels of sound insulation;
- v. Being designed to give privacy to both its residents and neighbours.

Policy H 4 East Manchester

The proposed development would accord with Policy H4 with its aspiration for the delivery of new housing in East Manchester and the delivery of high quality and sustainable family housing.

Policy H11 (Houses in Multiple Occupation)

Policy H11 has been related to a condition to ensure that the proposed housing is retained as Class C3 accommodation. This accords with the requirement of policy H11, of securing a sustainable supply of family housing and maintaining an appropriate mix housing type and tenure.

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. In this case that development incorporates sufficient in curtilage car parking, with sufficient space within rear gardens to provide secure cycle storage to meet residents' requirements. On this basis, it is considered that the development responds positively to policy T1.

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 residents to jobs, centres, health, leisure, open space and educational opportunities. The sustainable location of the application site, in terms of access to public transport and proximity to services within local centres would ensure that the development would be suitably related to policy 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 housing to the local built environment. It is considered that, for the reasons set out in this report, the above points have been responded to satisfactorily.

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. Policy DC7 also requires that a satisfactory quality of development is achieved. In this case the layout of the proposed houses and the quality of design would accord with residential quality guidance. It is also considered that satisfactory access for people with disabilities would be achieved. Policy DC7.1 would therefore need to be complied with.

Policy DC26 (Development and noise)

The following elements of policy DC26 are considered to be relevant:

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 industrial uses.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

The above elements of policy DC26 have been related to the arrangements for noise insulation as set out in the submitted acoustic report, which take in consideration neighbouring noise sources and how they might affect the proposed development, including traffic noise from Ashton Old Road and neighbouring industrial uses. It also identified noise attenuation measures, which are capable of being delivered, to an agreed specification, through condition. The development is therefore capable of achieving accordance with policy DC26.

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 - Discusses the importance of the design of new development in relation 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 should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principle have been incorporated into the development.
- ii. Section 3 Accessibility – The development achieves a satisfactory arrangements for inclusive access to the proposed houses.
- iii. Section 4 Environmental Standards - Identifies the need to ensure that development is environmental sustainable and designed to reduce carbon emissions. It also identifies the need to ensure the provision of appropriate waste management is incorporated into the development together with arrangements for construction management. These issues have been positively responded to through the submitted planning application.
- iv. Section 7 Housing Density and Mix - 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. It is considered that the development responds positively to these objectives.
- 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. These objectives

have been related to the assessment of the proposed design and layout of the development.

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.

The proposed development would be below the 15 unit threshold for the provision of affordable housing. However, reference has been made to the Housing Choice SPD in relation to its contribution of the proposed development towards the formation of sustainable neighbourhoods and economic growth. It is considered that the proposal would be positively related to these objectives through its response to identified housing need.

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. It 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. It is considered that the proposed housing layout would achieve appropriate standards of internal space and a quality of design that would contribute to the character of the local area that would encourage sustained long term occupation.

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 a 'smaller scale GI intervention, such as street planting and community greening also have the potential for increasing the areas image, attractiveness and climate resilience.

Whilst it is acknowledged that proposed scheme would result in the development of an area of open space, there are positive benefits to the development of the site, including improving the quality and supply of housing that would be suitable for family occupation. It is also the case that the site is opposite to Openshaw Park, which includes formal and activity based amenity areas in addition to a large area of amenity space. It is also the case that the application site relates to previously developed land and would not result in the loss of a formal play space. Furthermore, this area of the city has a number of amenity green spaces in the vicinity. On this basis, it is considered that there is appropriate local recreational / play provision and the loss of the open space would be offset by the positive benefits of the development.

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. The submitted planning application has been informed by pre-application discussions supplemented by further discussion to achieve an appropriate density of development that relates the character of neighbouring residential development. As a result of these discussions and following the receipt of responses from statutory consultees, it is considered that sufficient information has been provided to positively determine the planning application. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high standard of urban design.

Principle of the development - Whilst acknowledging that the application site provides a local green space with tree / hedge planting, 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. 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.

Provision of affordable housing – Although the proposal falls under the policy threshold for affordable housing the application would deliver a quality affordable offer on the city. The applicant, One Manchester, has house building programme that will deliver 1000 new homes over five years. This programme targets sites in the east and south of the City within One Manchester's existing neighbourhoods and supports Manchester City Council's Residential Growth Strategy by building more new homes to meet future demand for rental and affordable home ownership homes for local people.

The proposed houses would be offered as rent to buy homes supported through a grant from the Homes England 2016-21 Shared Ownership and Affordable Housing Programme. One Manchester's rent to buy scheme is designed to offer affordable housing through the rent and sales options based on local values. Rent to buy provides the opportunity for those living in East Manchester to 'get on the housing ladder' by purchasing a percentage of their own home with the opportunity of owning the property outright in the future.

Through the rent to buy scheme, residents would initially pay rent set at 80% of the market level with the aim of saving towards a deposit to purchase a share of their home within the first 5 years. At any point in that time, the resident could purchase a share of 25% or more depending on their deposit and income.

One Manchester have indicated that they will support residents with their savings plan throughout the 5 year period. Should the resident not purchase a share during this time, options would be reviewed (with the resident) in relation to future occupation, including staying longer in an occupied property and continuing to save for a deposit or moving with support to an affordable or market rent property. Once the property is bought outright, the grant allocated to One Manchester to support the affordable home is then recycled back into the delivery of more new affordable homes.

It is considered that the proposed mix of houses 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 result in 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 open 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 locations 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

It is acknowledged that the loss of the laurel hedge would have some impact upon residential amenity 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.

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 8 x two storey, three bedroom houses. 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 the appropriate and sustainable occupation of the proposed houses.

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, reflecting the

characteristic interfaces between housing in the locality. Noise insulation would be secured through the recommended condition with attenuation measures informed through the submitted noise impact assessment. Satisfactory waste management arrangements are capable of being delivered. It is therefore considered that residential amenity would be safeguard.

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.

Residential space standards - The proposed development would deliver a mix of residential units of varying sizes that have been assessed against the criteria set out in the adopted Manchester Residential Quality Guidance. The design of the proposed house type would achieve an internal space of 87.4 sq. metres, which would accord with the standard as set out in the residential guidance relating to 3 bedroom, 4 person dwellinghouses comprising of 2-storeys. This is considered to be a positive benefit.

The applicants have sought to respond positively to the constraints of the site. The proposal would also secure a development incorporating design characteristics that would also positively contribute to the quality of local housing, the streetscene and secure and a reduction in carbon emissions. It would also represent a sustainable development, in terms of the location of the application site to public transportation links and proximity of shops and services within Openshaw District Centre. The proposed development would thereby positively contribute to sustainable growth in Manchester and thereby respond positively to the Manchester Residential Quality Guidance.

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.

Siting - The proposed houses would incorporate front garden areas that would separate public and private space and secure an appropriate relationship to the street. The car parking arrangement to Parkhouse Street would be positioned to the side of plots 1-3, which is considered to be an appropriate design response given the 3.1 metres depth to the front garden areas. It is also considered that this approach would present houses to Parkhouse Street as the principal frontage to the development, reflecting the more significant footfall and vehicular movement along the adjacent section of highway. The car parking space to plot 4 would be located in the rear garden area and related to the alignment of car parking spaces within the

front garden areas of plots 5-8. It is considered that, in this context and given the constraints of the site, the siting of car parking spaces in front of the forward building line would be an acceptable urban design response, which would be offset by the formation of quality boundary treatments to the street and the introduction of soft landscaping in front garden areas to lessen the impact of parked vehicles. The setting back of plots 5-8 behind the side wall of plot 4 is considered to be justified as the two elements of the built form would be distinguished by the space formed by the rear garden (to plot 4). Furthermore, the siting of plots 5-8 would allow a transitory response to the building line formed by 2-4 Godley Close. The right-angle configuration of the proposal would present an interface between rear gardens and habitable room windows. Whilst there would be no direct overlooking of windows, there would be views across garden areas to plots 5-8 from plots 1-2. At ground floor level this impact would be addressed through the height of boundary fencing required to achieve secured by design accreditation. Whilst there may be some impact on privacy from views from upper floor windows it is considered that the relationship between houses would reflect the characteristic spaces between houses in the local area. The rear elevation of plot 3 would face towards the gable elevation of plot 4 thereby removing any potential amenity issue. The rear windows to plot 4 would present views across Godley Close thereby aiding natural surveillance. On balance, it is considered that the siting of the proposed houses would be acceptable, in relation to both neighbouring housing and the streetscene.

Height, scale and massing – The height of the proposed houses responds positively to the characteristic scale of development in the area. The consistent height of ridge lines and eaves throughout the development giving added cohesion as the arrangement of houses moves from a semi-detached to a terraced configuration. The incorporation of significant sections of glazing and the formation of a projection bay with would relieve the massing of the proposed houses and would secure articulation and visual interest. It is also considered that the space formed between plot 4 and 5 would relieve the presentation of built form. On this basis, it is considered that the proposal represents a proportionate development that acknowledges the constraints and context of the site.

Design – The applicant has utilised a house type approved in relation to a neighbouring development granted planning permission under ref: 119611/JO/2018 on 5 July 2018 on land at Tram Street, Parkhouse Street, Greenside Street and South Street. The proposed houses have been designed to complement the neighbouring properties through the use of red brick with grey brick features, grey tiles to pitched roofs and gable elevations. The proposed houses incorporate larger elements of glazing with grey uPVC frames, which would relate to and complement existing dwellings, through a contemporary interpretation of traditional housing in the immediate locality. The massing of the houses would be relieved through the use of contrasting brickwork to the front bay and the incorporation of hipped roof detail to add rhythm to the eaves lines particular when viewed in a terraced configuration to Godley Street. It is considered that the appearance of the substantive development would present a coherent design response that would appropriately relate to the streetscene. A condition is recommended to ensure the approval of materials specifications. On this basis it is considered the development would positively contribute the urban form.

Accessibility – The applicant has indicated level thresholds to the front and rear entrances to each house. The main (front) entrance would incorporate a 1 metre wide internal door set with sufficient manoeuvring space within the hallway to facilitate access to allow ground floor rooms by a wheel chair user. The provision of double patio doors would also secure appropriate access to rear garden areas. Furthermore, the floor plans identify an area for a platform lift between floors. Satisfactory and inclusive access to the proposed houses would therefore be achieved.

Secured by Design - The proposed layout has been designed to reduce the risk of crime and provide street frontages that maximise natural surveillance. It is considered that the concerns of Design for Security can be addressed through a recommended condition ensure that the proposed development achieves secured by design accreditation in accordance with the recommendations of the submitted crime impact statement. This requirement would be supplemented by a separate condition requiring the submission of finalised details of the appearance and specification of boundary, fencing, walls and gates. It is considered that the above measures would appropriately secure the site and reduce the risk of crime.

Boundary treatment - The proposed boundary treatments to Parkhouse Street would comprise of railings incorporating conservation kerbs and set between red brick piers to a height of 900 mm. The applicant does not proposed to enclose the pedestrian and vehicular entrance points (with the exception to the car parking space relating to plot 4). The applicant has been asked to review the provision of brick piers to the pedestrian entrance to give a greater definition of the boundaries of each property alongside the provision of a dividing fence between the respective front garden areas. Access to rear garden areas between the proposed semi-detached houses (to Parkhouse Street) would be enclosed by 1.8 metre high close boarded fencing and gates. The turning corner to Godley Close would be given greater definition through the siting of railings above low boundary brick walls and between piers to a height of 900 mm. The returning boundary wall and railing to Godley Close would gradually rise from 900 mm to 1.8 metres allowing the formation of closed boarded timber panels situated above brick walls and between piers. The proposed car parking space has been designed with 1.8 metre high gates. However, the applicant has agreed to review the details of the gates and adjacent section of fencing to improve pedestrian and vehicular inter-visibility. The Godley Close boundary treatment would again incorporate railing and conservation kerbs set between brick piers to a height of 900 mm. The red brickwork within the boundary treatment would match the principal material of the houses. Close boarded timber fences are proposed between rear garden areas. The applicant has confirmed that the height of this fencing will need to be increased to 2.4 metres to meet Design for Security requirements and details of the appearance of the revised fencing will need to be submitted as part a recommended boundary treatment condition. The western boundary of the site would be enclosed by the required 2.1 metre high acoustic fence. The proposed alleyway that is required as part of the waste management arrangements would utilise and existing site access at the head of the cul-de-sac to Derbyshire Street and to the rear of 2 Godley Close. The boundary treatment condition also requires the submission of details of the southern boundary treatment and the provision of a self-locking mechanism to the alleyway gate. It is considered that the design appearance and siting of the proposed boundary treatment is acceptable subject to some

amendments to improve its contribution to the future security of the dwellinghouses and the appropriate demarcation of public and private space.

Reducing carbon emissions and sustainable design - A statement has been submitted by the applicant detailing potential measures that could be incorporated into the development design and in 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, together with the submission of a verification statement confirming their implementation.

Car parking and highways issues – It is considered that the proposed provision of one car parking space per house is acceptable given the limited scale of the development and the close proximity of the site to bus routes along Ashton Old Road that provide alternatives to private car usage. The applicant has confirmed that 3 metre x 6 metre car parking spaces would be achieved. A permeable design to the gate and fence to plot 4 would be acceptable as means of securing pedestrian safety. The approval of the above details would be secured through the recommended boundary treatment condition. With the exception of plot 4, all other boundary treatments would maintain a permeable boundary 900 mm above ground level, which is considered to be acceptable. A construction management plan condition has been recommended to ensure that the implementation of works would not unduly impact upon the local highways network. The applicant has been advised of the arrangements for the appropriate measures to secure the relocation of street lights. A condition has been included to ensure that a required off-site highways works to Parkhouse Street and Godley Close are fully undertaken prior to the occupation of any of the proposed houses. On balance, it is considered the development is capable of being appropriately related to the local highway network.

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.

Tree retention, hedge removal and landscaping – Given the constraints of the site, the development can only be feasibly undertaken through the removal of what is a substantial laurel hedge to the western boundary and a less significant hedge to the southern boundary. The removal of the hedges would also be required to ensure the appropriate siting of required secure boundary treatments and acoustic fencing. The applicant has assessed the condition of trees adjacent to the southern boundary, which reported to be of limited amenity value. However, these trees are located outside the application site, a condition has been recommended to ensure their protection and retention during the construction process. There is the opportunity for replacement tree planting with the proposed garden areas. A condition has been recommended to ensure that appropriate planting species are incorporated into the

proposed landscaping, including native tree species to aid local bio-diversity. The applicant has expressed a willingness to provide ornamental flowering trees to compensate for the loss of the laurel hedge.

Construction Management Plan - Given the tight constraints of the application site, it is considered that the undertaking of construction will need to be appropriately managed. A condition has therefore been recommended to ensure the implementation of agreed details, including: the provision of site fencing; construction traffic management and vehicle routing and measures to control dust and mud on the surrounding public highway. On this basis, it is considered that measures can be put in place to satisfactorily safeguard residential amenity and highway safety.

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. The following bins and containers would be contained within the rear gardens and screened from the street by garden fences:

- 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 applicant has reviewed the siting of the bin storage areas in response to Environmental Health comments regarding distance for the transit of waste to collection points. The applicant has submitted a revised layout drawings that responds to council guidance relating the transfer of segregated waste bins to an identified collection point. The proposed bin storage areas would all be located within 10 metres of an external door. Plots 5-8 would have a collection point on Derbyshire Street that would be accessed via a gated alleyway. The transfer distance from the bin storage areas and the collection points would be between 19 and 30 metres and would thereby accord with the required [30 metre] distance. Plots 1-4 would be within the required waste transit distances with collection being undertaken from Parkhouse Street. 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.

Noise – It is considered that the submitted noise assessment has satisfactorily identified potential noise sources that may impact upon the proposed development, i.e., neighbouring industrial uses and traffic noise from Ashton Old Road. The applicants' intention to provide acoustic screening and noise insulation to houses through appropriate glazing is a welcome commitment. However, it is considered that the specification of the glazing and fencing should be submitted approved and implemented as the requirement of a recommended condition.

Air quality – A condition has been recommended to ensure the implementation of the submitted air quality report at the construction and operational stages of the development.

Land conditions – The applicant has submitted a ground condition survey that has been assessed and gives assurance that issues relating to historic land contamination area capable of being addressed. A condition has been recommended to ensure that submission of additional details pertaining to the report and to ensure the implementation of an appropriate remediation strategy and all necessary mitigation works.

Flood Risk and site drainage – A condition has been recommended to ensure that the development is fully implemented in accordance with the submitted drainage strategy report to secure appropriate site drainage. The comments of United Utilities have been appended as an informative.

Conclusion - It is acknowledged that the proposed development would result in the loss of an area of publicly accessible open space and associated loss of a laurel hedge. 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 on a brownfield site. On balance, the quality and benefits of the proposed mix of housing would counterbalance the loss of open space and hedges to 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: MINDED TO APPROVE (subject to any new issues being raised)

Article 35 Declaration

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. The submitted planning application has been informed by pre-application discussions supplemented by further discussion to achieve an appropriate density of development that relates the character of neighbouring residential development. As a result of these discussion and following the receipt of responses from statutory consultees, it is considered that sufficient information has been provided to positively determine the planning application. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high standard of urban design.

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 8 March 2018, 22 May 2018 and 9 August 2018:

PLANNING APPLICATION FORMS

S9680-AEW-00-XX-DR-A-103 P4 GODLEY CLOSE EXISTING

S9680-AEW-XX-XX-DR-A-124 P3 STREET ELEVATIONS

S9680-AEW-00-XX-DR-A-125 P3 BOUNDARY DETAILS

S9680-AEW-11-XX-DR-A-117 P7 3B4P TYPE B (PROPOSED FLOOR PLANS AND ELEVATIONS)

S9680-AEW-00-ZZ-DR-A-100 P3 LOCATION PLAN

S9680-AEW-00-ZZ-DR-A-113 REV P10 SITE LAYOUT PROPOSED

DESIGN & ACCESS STATEMENT BY AEW ARCHITECTS JOB NO 9680 DATED 8 MARCH 2018

PHASE 1 DESK STUDY AND PRELIMINARY GEO-ENVIRONMENTAL ASSESSMENT FOR A SITE AT GODLEY CLOSE, OPENSHAW REPORT NO. 7410/G/01B REV A REPORT NO. 7410/G/01B REV A NOVEMBER 2016 BY WML CONSULTING LTD

OPEN SPACE ASSESSMENT SOUTH STREET AND GODLEY CLOSE, OPENSHAW, MANCHESTER

AEW ARCHITECTS AND DESIGNERS LTD JANUARY 2018 BY: SURFACE PROPERTY

ECOLOGICAL CONSTRAINTS APPRAISAL: GODLEY CLOSE, OPENSHAW,
MANCHESTER REC REFERENCE: 104694EC1R0 REPORT PREPARED FOR:
AEW ARCHITECTS DATE: JANUARY 2018 BY REC
DRAINAGE STRATEGY REPORT: GODLEY CLOSE, OPENSHAW JOB NO 11090
ISSUE 02 BY MARSTON & GRUNDY
AIR QUALITY ASSESSMENT GODLEY CLOSE, OPENSHAW PRESENTED TO
AEW ARCHITECTS AND DESIGNERS LTD ISSUED: DECEMBER 2017 DELTA-
SIMONS PROJECT NO. 17-1513.01
GODLEY STREET [CLOSE] MANCHESTER ARBORICULTURAL REPORT
DECEMBER 2017 BY ACS CONSULTING ACS REF: ARB/3714/Y/100
NOISE ASSESSMENT GODLEY CLOSE, OPENSHAW, MANCHESTER JANUARY
2018 BY: SURFACE PROPERTY
PLANNING APPLICATION – WASTE MANAGEMENT STRATEGY PROFORMA
DATED 8 MARCH 2018
GODLEY CLOSE – ERECTION OF 8 NO. 3 BEDROOM DWELLING HOUSES ON
LAND BOUNDED BY PARKHOUSE STREET AND GODLEY CLOSE JOB NO: 9680
DATED: 8 MARCH 2018
CRIME IMPACT STATEMENT LAND OFF GODLEY CLOSE OEPNESHAW
RESIDENTIAL (8 HOUSES) VERSION B 02/0318 REFERENCED URN:
20/7/11/CIS01 VERSION B BY GREATER MANCHESTER POLICE DESIGN FOR
SECURITY DATED 2 MARCH 2018
ENERGY STANDARDS STATEMENT BY AEW ARCHITECTS STAMPED AS
RECEIVED BY THE CITY COUNCIL AS LOCAL PLANNING AUTHORITY ON 9
AUGUST 2018

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 8 x three bedroom, two storey dwellinghouses (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 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced: S9680-AEW-11-XX-DR-A-117 P7 3B4P Type B (Proposed Floor Plans and Elevations), S9680-AEW-XX-XX-DR-A-124 P3 Street Elevations and S9680-AEW-00-ZZ-DR-A-113 P10 Site Layout Proposed.

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

8) Before first occupation of the authorised houses windows, as so indicated on the approved drawings ref: : S9680-AEW-11-XX-DR-A-117 P7 3B4P Type B (Proposed Floor Plans and Elevations), S9680-AEW-XX-XX-DR-A-124 P3 Street Elevations and S9680-AEW-00-ZZ-DR-A-113 P10 Site Layout Proposed shall be obscurely 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.

9) Before the first occupation of the authorised development, full details and specification of all off-site highways works, including footpath reinstatement to Parkhouse Street and Godley Close 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 9).

10) The development is to be undertaken in accordance with the waste management strategy comprising drawings referenced: Planning application – Waste Management Strategy Pro Forma dated 8 March 2018 and drawing S9680-AEW-00-ZZ-DR-A-113 P10 Site Layout Proposed. The agreed arrangement including the associated bin storage structures shall be implemented in full prior to the first occupation of the authorised 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.

11) Before the occupation of the houses hereby approved, car parking areas shown on drawing S9680-AEW-00-ZZ-DR-A-113 P10 Site Layout Proposed shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses 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.

12) Before the first occupation of the authorised dwellinghouses the submitted Noise Assessment Godley Close, Openshaw, Manchester, January 2018 by Surface Property Ltd shall be supplemented with details of the height, specification and appearance of the acoustic fencing to the western boundary and the glazing specification to the authorised dwellinghouses fronting to Parkhouse Street. The development shall be implemented in full prior to the occupation of the authorised houses and maintained in situ thereafter.

Reason - To secure a reduction in noise from Parkhouse Street, Openshaw Park, 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 for the City of Manchester.

13) The authorised development shall be fully implemented in accordance with the document Air Quality Assessment Godley Close, Openshaw Issued December 2017 by Delta-Simons Project No. 17-1513.01 at the construction and operational phases.

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.

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

- i. Verification report providing photographic evidence of construction as per design drawings;
- ii. As built construction drawings if different from design construction drawings; Timetable for its implementation; and
- i. 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 14).

15) Before the occupation of the authorised development surface water drainage works should be fully implemented in accordance with the approved Drainage Strategy Report, Marston and Grundy LLP (11090/002), which shall be maintained in situ thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and National Planning Policy Framework (Chapter 14).

16) 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, 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 and 9).

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

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

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

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

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

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

18) 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. 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.

19) Before the occupation of the authorised houses, 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 bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised houses 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.

20) The proposed development should be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of the submitted Crime Impact Statement dated 2 March 2018 and referenced URN:20/7/11/CIS01 Land off Godley Close, Openshaw Version B. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the City 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.

21) Notwithstanding the detail of drawings referenced: S9680-AEW-11-XX-DR-A-117 P7 3B4P Type B (Proposed Floor Plans and Elevations), S9680-AEW-XX-XX-DR-A-124 P3 Street Elevations and S9680-AEW-00-ZZ-DR-A-113 P10 Site Layout Proposed and S9680-AEW-00-XX-DR-A-125 P3 Boundary Details and before the occupation of the houses hereby approved, details of the position of gates, walls, fencing, railings and other means of enclosures relating to the boundaries of the authorised dwellinghouses, together with self-locking mechanisms to alley gates to the southern boundary, shall be submitted to and approved in writing by the City Council as local planning authority. These details shall include the provision of plinth specifications to the base of propose railings to the street boundaries. The development shall be fully implemented in accordance with the approved details prior to the occupation of the authorised dwellinghouses to which the details relate 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) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

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

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

23) No removal or other work to trees and or hedges shall 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.

Reason – To safeguard local bio-diversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

24) The development hereby approved shall be implemented in full accordance with the measures as set out within the environmental sustainability statement referenced Energy Standards Statement by AEW Architects stamped as received by the City Council as local planning authority on 9 August 2018, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 119331/FO/2018 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:

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

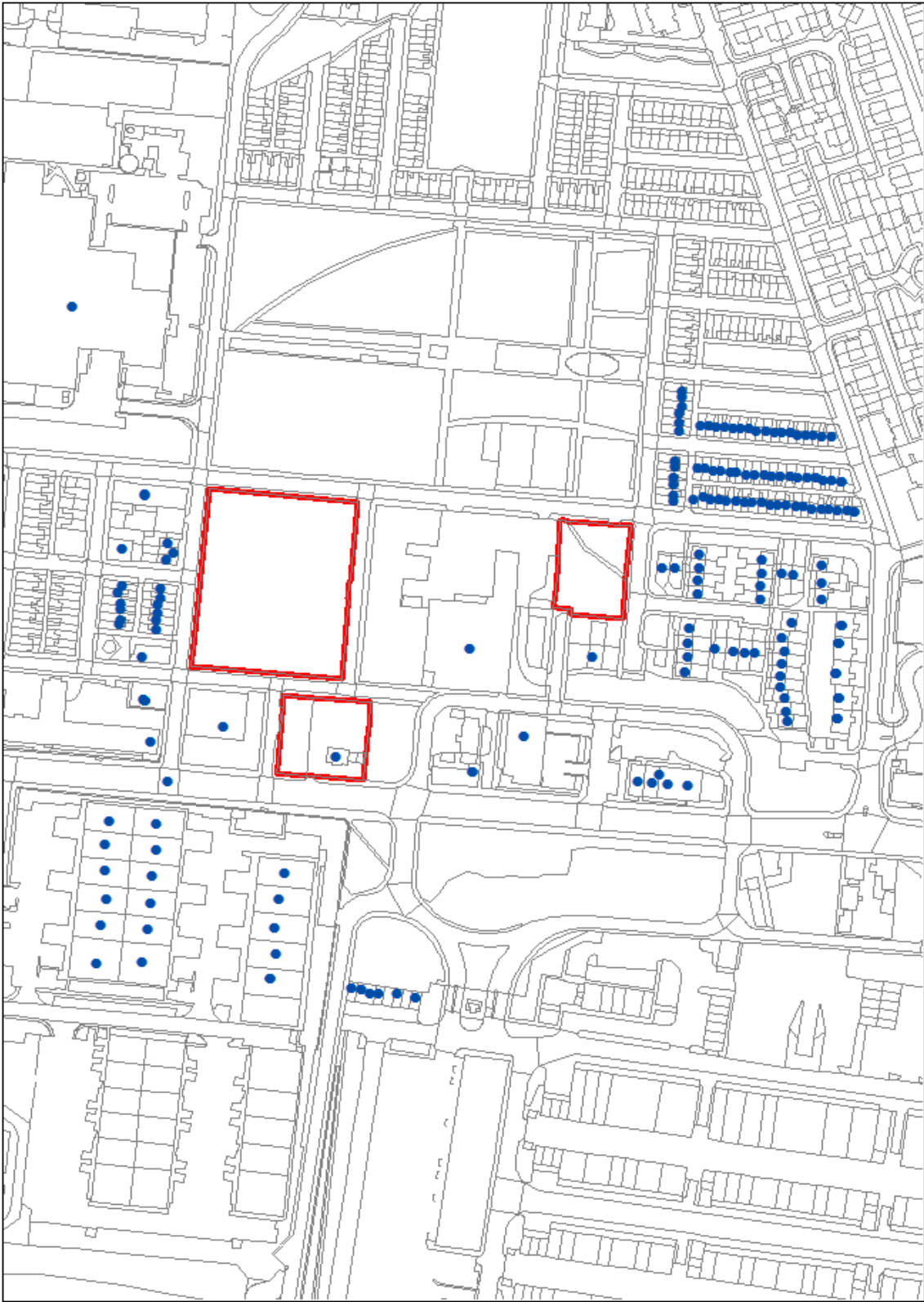
A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

MCC Flood Risk Management
Greater Manchester Ecology Unit
Greater Manchester Police

Environmental Health
Highway Services
MCC Flood Risk Management

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



□ Application site boundary ● Neighbour notification
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