

Application Number	Date of Appln	Committee Date	Ward
133030/FO/2022	23 Feb 2022	31 May 2022	Didsbury West Ward

Proposal Erection of two no. part 2/part 3 storey semi-detached dwellings, with associated car parking and landscaping.

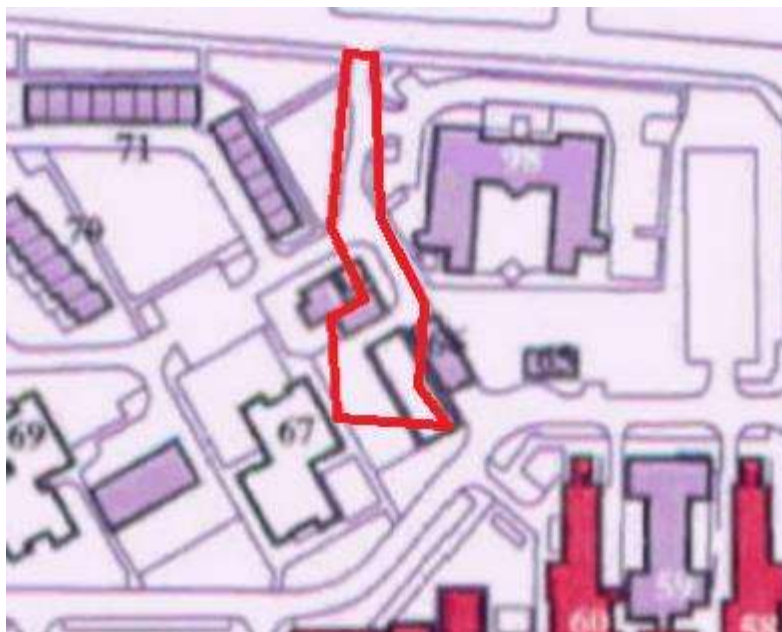
Location Land To The South Of Cavendish Road, West Didsbury

Applicant Henderson Homes (JV) Ltd, C/o Agent ,

Agent Mrs Charlotte Fowler, Asteer Planning LLP, Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

Executive Summary

The proposals relate to the redevelopment of an irregular shaped fenced off and grassed site adjacent to 2,3 and 4 storey residential properties developed as part of the redevelopment of the former Withington Hospital site and single and 2 storey buildings in use as nursing and dementia care homes known as Brocklehurst and Monet Lodge. The application site formed part of the wider former hospital site prior to its redevelopment and previously contained a number of buildings used for support facilities for the wider Withington Hospital complex. The site and land were cleared in the early 2000s and subsequently the majority of the land to the west and south was redeveloped for residential and commercial purposes. The application site has remained in the ownership of the NHS but was not accessible from Cavendish Road, the area was subsequently fenced off from adjacent residential flats within the past two years.



Approximate location of application site overlaid on late 1990s site plan of the former Withington Hospital Complex

The application relates to the proposed redevelopment of the site for residential purposes accessed via the existing vehicular access from Cavendish Road for the erection of a pair of semi-detached dwellings part 2/part 3 storeys in height, with associated car parking and landscaping.

The proposals were subject to notification by way of 34 letters to nearby addresses. In response 12 objections were received, Didsbury West ward members Cllr Debbie Hilal and Cllr John Leech have both made comments objecting to the proposals. The main concerns raised relate to the loss of open green space, overlooking of existing residential properties, potential damage to trees and that the development is a back land development.

The matters raised above are set out and considered in full within the main body of this report.

Description

The application site comprises an irregular shaped parcel of land 0.1 hectares in size which has been fenced off within the last two years. The land is grassed, although historic plans and maps indicate that the site did accommodate buildings and roads relating to the former Withington Hospital Complex most of which were demolished and redeveloped for residential and other uses over the last 20 years. The area is predominantly residential in nature and whilst there has been significant residential redevelopment to the west and south of the site more traditional Victorian terraced properties are located along Cavendish Road and side streets to the north.



Application site is edged in red

The site is accessed via Cavendish Road which is shared with the adjacent Brocklehurst Nursing Home and Monet Lodge building. The western boundary of Albert Park Conservation Area is approximately 100m to the east of the site access with Cavendish Park approximately a further 70 metres east with Cavendish Road Primary School a little further on before Burton Road local centre which is 380 metres from the site access, the tram stop on Burton Road is a further 110 metres away from the edge of the local centre.

The application site is situated between 3 and part 4 storey residential apartment blocks and part 2 part 3 storey houses located on Georgia Avenue to the west and south and the 2 storey Brocklehurst and single storey Monet Lodge buildings to the east. The application site also comprises the access road from Cavendish Road serving Brocklehurst and Monet Lodge.



View south from Cavendish Road towards the site which is fenced, the residential apartment block on Georgia Avenue is to the rear and right of the photograph



View north from Georgia Avenue towards the fenced off site between part 4/part 3 storey apartment block to the left and part 2/part 3 storey residential properties on the right, the application site is beyond the fence and car park in the centre



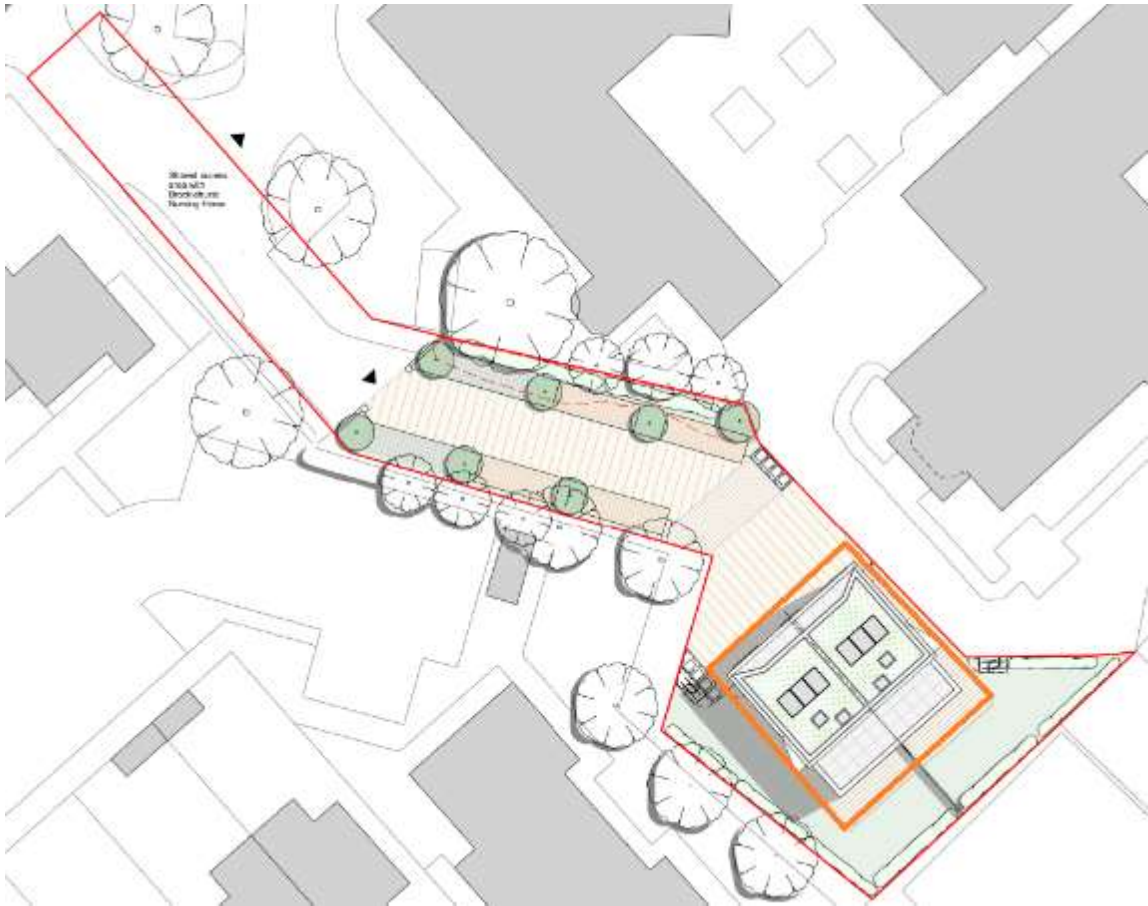
View north-west towards the adjacent 3 storey apartment block (on the left) and view looking west towards the rear of part 2/part 3 storey residential properties on Georgia Avenue (on the right)

Application Proposals

The proposals are for the erection of two semi-detached dwellinghouses with associated outside amenity space, cycle and car parking spaces and landscaping.

The dwellinghouses are part two/part three storey's in height and would provide approximately 146m² of floorspace for future occupiers and are of a contemporary design to reflect newer residential developments in the immediate area. The proposed finishes to the building would be predominantly brick with a variation in brick types and colours. Due to the shape and size of the site the properties would be sited towards the rear of the site with the existing pedestrian and vehicular access from Cavendish Road continued into the site and utilised to provide off -street car parking for occupiers together with elements of hard and soft landscaping.

Each property would have outdoor amenity space together with space for secure cycle storage and waste bins.



Proposed site layout plan, proposed dwellinghouses highlighted with orange outline



Proposed Elevations

Consultations

Neighbouring occupiers were notified of the proposals, 11 objections were received in response and a summary of these is set out below:

Ward members

Councillor Debbie Hilal - The proposed site of the development is the only green space for the neighbouring properties. The green space has become a hub of the community where residents' children can play and neighbours can get together. It was a shock to them to learn, only recently, the land was to be sold for development. I understand the space is also a home for various species of wild life and trees.

We understand the NHS own the land however, we ask that the above is taken into consideration when the development comes before the Planning Committee, and consideration can be given for as much green space as possible to be preserved.

Councillor John Leech - I would like to support the objection to this planning application on the following grounds:

- Loss of open green space, which had been used by residents for many years.
- Overlooking
- The potential for trees to be damaged by the parking spaces that have been created.
- This is backland development.

Local residents

- The area is overdeveloped and this would have a significant environmental impact
- The proposals would cause a loss of rare and vital green space in this densely populated area that has been valuable to the existing community.
- Loss of privacy, adjacent properties and garden areas would be overlooked.
- Cavendish road and Georgia Avenue are already mainly buildings and because of this there are many cars, especially on school pick up times or college pick up times in the Didsbury point area which is next door.
- This green space is going to go also is home to a path where hedgehogs pass and is also a space used by foxes, birds and other animals.
- This erection of two part 2/part 3 storey would most definitely take away privacy, light and peace from our building.
- Traffic and further congestion will be negatively impacting existing residents.
- The windows on the first and upper floors which are to the front elevation of the properties appear to be large in relation to the whole properties, concerned that they do not give the appropriate level of privacy to the rear of adjacent properties.
- The local impact on roads is detrimental to residents that live here especially given that there are 2 schools within 500 metres of the development which already makes the issue of traffic almost untenable.
- The proximity of the houses to our building of nine flats. This is far too close and will completely block out our light. We are already massively overlooked

on all other sides from the block of flats at the back of our building and from the houses and flats on the road.

- The height of the proposed houses would affect light and views to neighbouring houses and flats.
- The parking situation, particularly given it is right between two tram stops, a high school and a primary school, a large block of offices, gym and deli plus all of the attractions of Burton Road and it is on the main access from Burton Road to Princess Parkway. A lot of cars are often left in the area where people park for work, schools or even the airport. Adding more residents and their guests etc, even just through two, four bed houses, is just putting unnecessary pressure on an area.

West Didsbury Residents Association – Object to the proposals.

WDRA take the view that what is now proposed represents only minimal improvement over the previously withdrawn application ref:127178.

We retain concerns about the development's general impact on neighbour amenity due to overlooking, general intensification of occupation and reduced access to open space.

We are also dubious as to the design and adequacy of proposed parking provision, which appears to give little consideration to the needs of pedestrians – be they occupants or visitors, and invite damage to newly planted trees.

Our WDRA Environmental Officer report (above) highlights a long litany of instances where advice of the applicant's own ecology report is not incorporated into proposals, including planting of native species, measures to prompt wellbeing of hedgehogs, bats and birds, and general improvements to present landscaping proposals.

Statutory and Non-statutory consultees

United Utilities - The proposals are acceptable in principle to United Utilities and therefore should planning permission be granted the submitted drainage strategy should be approved and implemented.

MCC Highway Services – Raise no objections to the proposals on highway or pedestrian safety grounds. It is noted that the addition of two residential dwellings would give rise to some additional trips on the highway network, however, it is accepted that the impact that this will generate would be negligible. The site is well accessed by sustainable modes, with regular bus services running along Princess Road and Burton Road. Burton Road Metrolink stop is a 6-minute walk away.

A Construction Management Plan should be provided by the applicant prior to any construction works beginning.

MCC Flood Risk Management Team – The site is in flood zone 1 and at very low risk of surface water flooding. It is recommended that a surface water drainage scheme condition be attached to any approval.

MCC Neighbourhood Services (Arborists) – Raise no objections to the proposals. It is recommended that all off site trees be adequately protected via the use of non invasive dig methods with root protection areas. All works should be carried out in accordance with BS:5837

MCC Environmental Health – Raise no objections and make recommendations that conditions be attached to any approval relating to construction hours, Air Quality measures, and Contaminated Land for further ground investigation and mitigation.

Greater Manchester Ecology Unit - The applicants ecological consultant identified no significant ecological issues. Issues relating to nesting birds, hedgehog and biodiversity enhancement measures can be resolved via condition and or informative.

No evidence of any protected species was found and the habitats present unlikely to be suitable and easy to check.

An area of ornamental and bramble scrub is present in one area of the site potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition be attached to any permission so that works to trees or shrubs is not undertaken during bird nesting season unless surveyed prior to any clearance.

There are a significant number of hedgehog records in this area (a UK Biodiversity Priority Species) and GMEU are also aware that badgers are present in the wider area.

Hedgehog nest in areas of scrub so it is possible that they utilise the site. They may also fall in to holes created for foundations or drains. GMEU recommend that as part of any permission measures are put in place to protect hedgehog and other mammals during site clearance and construction this would be secured via an appropriately worded condition.

GMEU accept that the proposed planting layout is adequate to mitigate for the loss of a small area of lawn. GMEU recommend however, that the proposed hedge is of a native species such as beech, hornbeam, holly (note slow growing) or hawthorn, at least one bird box is provided on the new building or a retained tree along the boundary and that site permeability is maintained for fox and hedgehog ie gaps under fences. It is recommended that these matters be covered by way of condition attached to any planning approval.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy Development Plan Document

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

Relevant policies in the Core Strategy are detailed below:

Policy SP 1 Spatial Principles – The proposal are considered to accord with this policy through its contribution towards the creation of a balanced neighbourhood of choice and creation of a high quality neighbourhood for residents to live in.

Policy H1 Overall Housing Provision – This site is within Didsbury West and would contribute towards the need for additional housing in the city. It is considered that the proposals meet the general requirements of policy H1.

Policy H 6 South Manchester Housing - The proposals accord with this policy through the provision of family homes within South Manchester.

Policy H8 Affordable Housing provision – The application proposals are below both the site size threshold and the number of proposed residential units in order for the provision of affordable housing to be considered against policy H8.

Policy T1 Sustainable Transport – The development provides for secure cycle parking facilities for future occupiers.

Policy T2 Accessible Areas of Opportunity and Need – The proposed development is in a sustainable location.

Policy EN1 Design Principles and Strategic Character Areas - The proposal is considered to be of a design and layout that is consistent with the surrounding residential nature of the site.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development - The proposed dwellings have been designed to reduce energy demand and include the production of on-site renewable energy.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The development incorporates photovoltaic (PV) Technology.

Policy EN 8 Adaptation to Climate Change – The proposals incorporate measures to reduce surface water run off (green roof), draft drainage strategy and production of low carbon energy for occupiers.

Policy EN9 Green Infrastructure – The proposals have been designed to incorporate and retain the trees and incorporate landscaping scheme proposals.

Policy EN14 Flood Risk – The site falls within Flood Zone 1 and is at low risk of flooding. An indicative drainage strategy for dealing with surface water at the site has been submitted alongside the application.

Policy EN15 Biodiversity and Geological Conservation – The development would provide an opportunity to secure ecological enhancements through the sites landscaping scheme.

Policy EN 16 Air Quality – It is not considered that given the scale of the proposals that the development would give rise to significant impacts in terms of air quality. The proposals incorporate cycle parking, and it is recommended that electric vehicle charging points be secured via a condition. The proposals also incorporate renewable energy production on site.

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

Policy EN 18 Contaminated Land and Ground Stability – An initial ground conditions survey and report has been submitted alongside the application. It is not considered the site poses a risk in terms of contamination.

Policy EN19 Waste – The development would be consistent with the principles of waste hierarchy. The application is accompanied by a Waste Management Strategy, each property would have adequate space for dedicated storage of waste bins within rear gardens.

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

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within the Issues section of this report.

Saved Unitary Development Plan Policies

Policy DC6 Housing on Backland Sites – The site is not considered to be a backland location as it is directly accessed via a road. However, consideration of the locational criteria set out in DC6 is considered in full within the issues section of this report.

Policy DC7 New Housing Development – Each property would have level access.

Relevant National Policy

The National Planning Policy Framework (July 2021) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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

Section 5 (Delivering a sufficient supply of homes) – The proposals would provide 224 new houses within a sustainable location.

Section 6 – (Building a strong and competitive economy) - The proposal would create jobs during the construction period.

Section 8 (Promoting healthy and safe communities) – The proposals have been designed with safety and security in mind.

Section 9 (Promoting Sustainable Transport) – The proposal is in a sustainable location and would provide safe cycle storage facilities within each property.

Section 11 (Making Effective Use of Land) – The proposal would make effective use of land utilising a previously developed site in an urban location.

Section 12 (Achieving Well-Designed Places) – It is considered that the proposals reflect the local character in terms of layout and scale of development and would achieve a well-designed place.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – The proposed dwellings have been designed to reduce energy and include the production of on-site renewable energy.

Section 15 (Conserving and enhancing the natural environment) – The proposal would not have a significant adverse impact in respect of the natural environment.

Other material considerations

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) - This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a

safer environment. The design, scale and siting of the proposed development is considered in more detail within the issues section of this report but is considered to accord with the general principles set out within this document.

Manchester Green and Blue Infrastructure Strategy 2015 - The Manchester Green and Blue Infrastructure Strategy (MGBIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. The scheme includes a landscaping scheme.

Manchester Residential Quality Guidance (July 2016) (MRQG) – This document provides specific guidance on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The proposal is considered to be consistent with contributing towards the creation of a sustainable residential neighbourhood in this area.

Residential Growth Strategy (2016) – This recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes for sale and rent to meet future demands from the growing population. Housing is one of the key Spatial Objectives of the Core Strategy and the Council aims to provide for a significant increase in high quality housing at sustainable locations and the creation of high quality neighbourhoods with a strong sense of place as confirmed within other policies of the Core Strategy. It is considered that the proposed development would assist in achieving this growth priority.

Our Manchester Strategy 2016-25 – sets out the vision for Manchester to become a liveable and low carbon city that will:

- Continue to encourage walking, cycling and public transport journeys;
- Improve green spaces and waterways including them in new developments to enhance quality of life;
- Harness technology to improve the city's liveability, sustainability and connectivity;
- Develop a post-2020 carbon reduction target informed by 2015's intergovernmental Paris meeting, using devolution to control more of our energy and transport;
- Argue to localise Greater Manchester's climate change levy so it supports new investment models;
- Protect our communities from climate change and build climate resilience.

Manchester: A Certain Future (MACF) – This is the city wide climate change action plan, which calls on all organisations and individuals in the city to contribute to collective, citywide action to enable Manchester to realise its aim to be a leading low carbon city by 2020. Manchester City Council (MCC) has committed to contribute to the delivery of the city's plan and set out its commitments in the MCC Climate Change Delivery Plan 2010-20. Manchester Climate Change Board (MCCB) Zero Carbon Framework - The Council supports the MCCB to take forward work to engage partners in the city to address climate change. In November 2018, the MCCB made a proposal to update the city's carbon reduction commitment in line with the Paris Agreement, in the context of achieving the "Our Manchester" objectives and asked the Council to endorse these new targets.

The Zero Carbon Framework – This outlines the approach that will be taken to help Manchester reduce its carbon emissions over the period 2020-2038. The target was

proposed by the Manchester Climate Change Board and Agency, in line with research carried out by the Tyndall Centre for Climate Change, based at the University of Manchester. Manchester's science-based target includes a commitment to releasing a maximum of 15 million tonnes of CO₂ from 2018-2100. With carbon currently being released at a rate of 2 million tonnes per year, Manchester's 'carbon budget' will run out in 2025, unless urgent action is taken. Areas for action in the draft Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus, the development of a 'circular economy', in which sustainable and renewable materials are re-used and recycled as much as possible.

Legislative requirements -Section 149 of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Principle – The site has been previously developed forming part of the wider former Withington Hospital Site before being cleared for redevelopment. It has remained a grassed area since clearance works were undertaken in the early 2000s, more recently the landowner has erected a fence around the entirety of the site. It is understood that nearby residents were able to gain access to this land prior to the installation of the fence and use it as an additional outdoor space, however, the land is not designated as open space.

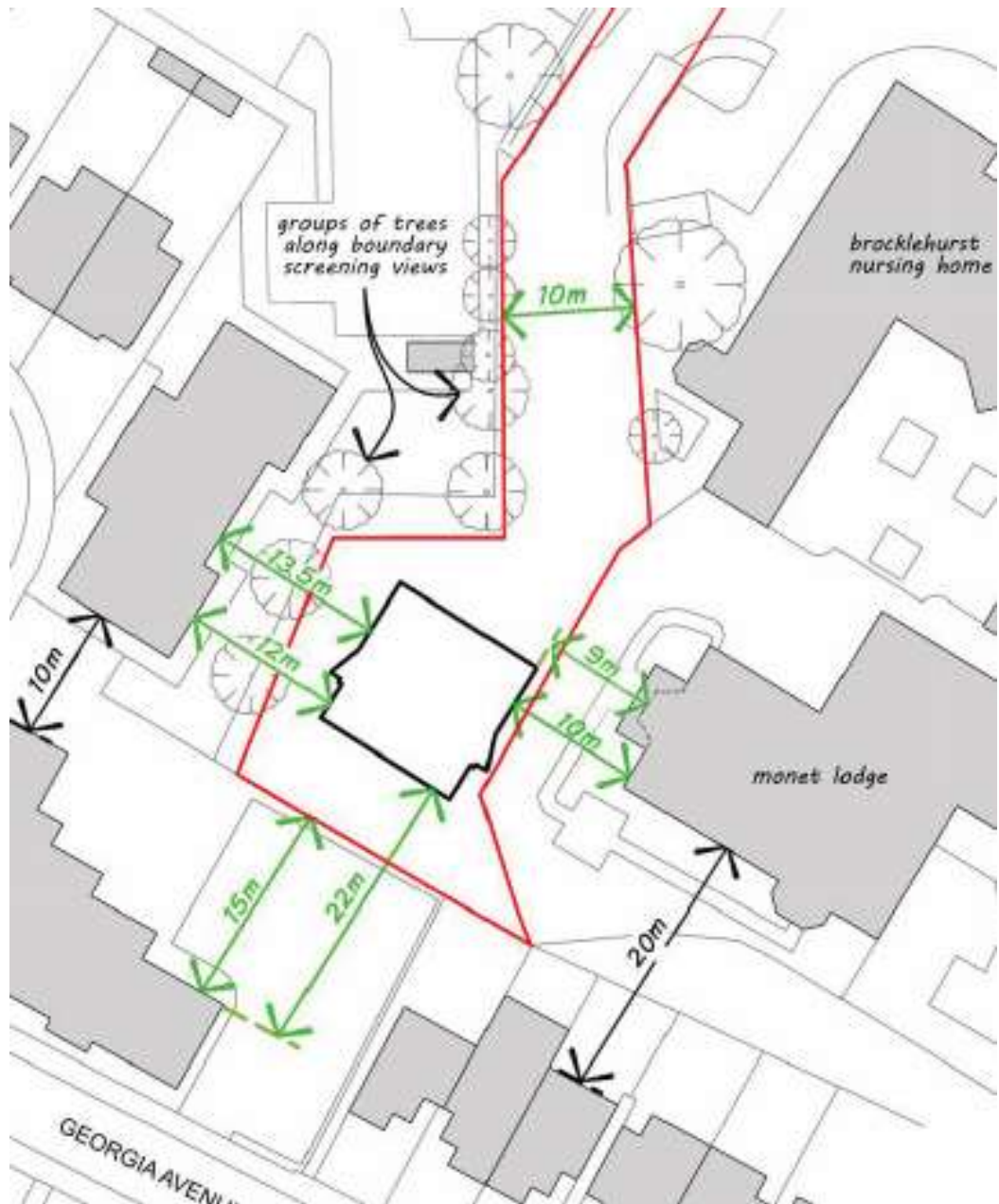
The principle of redevelopment of previously developed land for residential purposes is generally considered acceptable and supported through adopted local and national planning policies. However, in this instance further consideration is required of the impacts on residential and visual amenity and the character of the area.

Climate Change – The application proposals would result in the loss of a current area of land that consists of vegetation. The site is located within a predominantly residential area in an urban setting and is considered to be a sustainable location in which to see development of further residential accommodation due to the existing infrastructure and services that the development and future occupiers can be readily connected to. As set out elsewhere in this report the land is not currently designated either statutorily or non-statutorily in terms of the quality of the habitat contained within it and whilst it is acknowledged that the proposals would result in the loss of existing green infrastructure a range of mitigation measures are proposed to be delivered through appropriately worded conditions.

The development of new residential properties would offer the opportunity of improving the energy performance of the housing stock in the area through the use of modern materials to ensure a fabric first approach is adopted in terms of the sustainability of the new dwellings and would incorporate a drainage scheme to ensure that the proposals would not give rise to increasing the risk of flooding elsewhere. In addition it is proposed to attach a condition to any approval for the installation of electric vehicle charging points to serve the properties.

Residential Amenity – The application site is located in proximity to a range of existing types and scale of residential properties. To the sites southern boundary beyond the boundary fence is a large parking court for residential properties on Georgia Avenue and a part 4/part 3 storey apartment block to the south west (29-55 Georgia Avenue) and part 3/part 2 storey terraced properties to the south (57-61 Georgia Avenue).

Given the relationships between existing buildings and between the application site, the applicant has provided a scale, design and siting of a building to address this context, this is demonstrated in the extracts taken from the submitted Design and Access Statement and are set out below.



Extract from the applicants Design and Access Statement providing distances between the proposed building (measurements in green) and existing buildings (measurements in black)



Extract from the applicants Design and Access Statement indicating the proposed buildings scale in context with adjacent buildings

Overlooking and loss of privacy - The apartment blocks at 11-27 and 29-55 Georgia Avenue have windows facing towards the application site. Whilst the precise use of the rooms served by the windows is unknown it is anticipated that a number of these would be habitable rooms. It is also acknowledged that there is an entrance to this apartment block on this elevation.



The rear elevation of 11-27 Georgia Avenue



The rear elevation of 29-55 Georgia Avenue

In terms of the apartments at 11-27 Georgia Avenue the applicant has proposed blank side elevations to the proposed building with the majority of windows and outdoor balconies facing south and north, with privacy screens proposed for the side of balconies. There are two proposed windows to the side elevation, but these have been designed to only have directed views southwards so would not face this property. As such it is not considered that the proposals would give rise to overlooking or loss of privacy to apartments within this building.

The apartment block at 29-55 Georgia Avenue is set further away from the boundary with the application site and is separated by the parking court associated with this building and outdoor amenity area. Given the separation distances between this building and the proposed building it is not considered that this would give rise to unacceptable impacts in terms of loss of privacy or overlooking.

The residential properties at 57-61 Georgia Avenue are not situated directly in line or behind the proposed building. It is noted that these properties have external raised outdoor terraces at the rear in close proximity to the single storey Monet Lodge building. Whilst there would be intervisibility between the existing and proposed building given the angle of views and separation distances it is not considered that there would be unacceptable impacts in terms of loss of privacy or overlooking of these properties.

Some concerns have been raised regarding potential impacts on the apartment blocks on Cavendish Road which have rear elevations facing towards the application site.

These properties are in excess of 40 metres from the proposed development, as such there would be no impacts on these properties in terms of privacy or overlooking.

Due to the proposed arrangement of the building and the design of its side elevation it is not considered that there would be unacceptable overlooking or loss of privacy to the Brocklehurst Nursing Home to the east or residents of Monet Lodge.

There are some concerns that the amenity space of one of the proposed gardens would be overlooked by the apartments at 11-27 Georgia Avenue, However, it is not considered that the living conditions of any future occupiers would be impacted to such a degree so as to warrant a refusal of planning permission.

Loss of daylight and overshadowing – Given the siting of the proposed development to the north and separation distances it is not considered that the proposal would give rise to a loss of daylight or overshadowing to the apartment block to the south at 29-55 or the residential properties at 57-61 Georgia Avenue.

There is the potential for impacts on the apartment block to the west and Monet Lodge and Brocklehurst Nursing home to the north and east. The applicant has provided a series of sun path studies prior to the development and post development during winter and summer months. This indicates that the greatest impact on the apartment building to the west would be during the morning in the winter months where the development would lead to overshadowing of the central and northern portion of the apartment building. Impacts on the Brocklehurst building would be constrained to the afternoon period in the winter and on Monet Lodge during summer evenings. At other times the proposed development would not give rise to impacts in terms of shadowing of adjacent buildings.



Extract from the applicant's sun path analysis pre and post development during the winter months

Noise and disturbance – The proposals relate to the development of 2 four bedroom residential dwellings in a predominantly residential area. Given the limited number of proposed properties it is not considered that the introduction of further residential properties into an existing residential area would give rise to significant or adverse impacts beyond those that would normally be anticipated for such a use. General activity associated with the proposed residential dwellings would be of a similar nature to those residential properties already in the area and would not be expected to lead to unusual or unacceptable levels of noise.

The introduction of additional car parking would create associated movements and noise with vehicles along the access road. However, this is adjacent existing areas of car parking associated with adjacent residential properties and is separated by a boundary fence that would assist in reducing such impacts. Such activity and movements of vehicles is not considered to be so significant given the relatively small number of proposed dwellings to warrant refusal of the proposals.

It is acknowledged that the proposals are in proximity to a number of residential and institutional buildings of varying scale and proximity to the application site. The introduction of a built form on the site would result in a change in context to a number of these. However, it is considered that the proposals would not result in significant impacts in terms of residential amenity that would warrant refusal of the application. As set out above the proposals have been designed to have windows facing north and south with adequate distances between existing and proposed habitable rooms. The design of the windows to serve en-suites within the side elevations would provide limited and directed views southwards and have sufficient separation distances from existing residential properties. Given this proposed arrangement and context it is considered necessary to attach a condition to any approval removing permitted development to allow the insertion of further windows or doors into the proposed building.

Visual Amenity – The proposed semi-detached dwellings are two storey with third storey setback with a flat roof. The height of the proposed building is similar to that of the neighbouring 11-27 Georgia Avenue and one storey less than the building at 29-55 Georgia Avenue. The design of the proposals attempts to reflect the varying scales of the immediate context with elements of the design picking up on these differing building heights.

The proposals are to be predominantly finished in brick with the applicant indicating the use of three differing colours of brick – light buff, buff and white bagged brick some of which would be set within a frame of glass reinforced concrete. It is considered that the design and materials indicated would create dwellings that would successfully assimilate into the area where there is a range of property types and materials used.

As the building would be set back from Cavendish Road, views from the public highway would be limited although as with the existing apartment blocks to the rear of the site would be visible. There would be views of the rear of the building from the parking court associated with the apartments on Georgia Avenue, these views would predominantly be of the glazing of the windows to the rear of the building. Other views would be from existing residential properties to the east and the site to the

west of the side elevations. Whilst the side elevations have been designed to have limited windows facing outwards the arrangement and variation of brick finishes proposed would assist in adding interest to what would otherwise be blank gable walls.



Proposed materials for the external envelope of the building

Space Standards – The proposed four bedroom properties measure approximately 146m², which exceeds the minimum area of 121m² set out in the Nationally Described Space Standards. In addition to the interior area, a roof terrace of 15m² and a bedroom balcony of 4.7m² are given to each property. Each property is also provided with private external amenity space.

Waste Management – A dedicated refuse store is proposed to each dwelling, forming part of the shared vehicle access and turning space. The refuse stores have been sized to accommodate four 240l wheelie bins. Residents would be expected to present the bins for kerbside collection at Cavendish Road on designated days. Given the proposals relate to two residential units these arrangements are considered acceptable.

Landscaping and trees – The application proposals would result in the loss of a hedge on site, no trees are proposed to be removed. The application is accompanied by a tree survey and Arboricultural Implications Assessment. It is noted that trees in the vicinity of the site could be impacted without suitable mitigation and methods of working. As confirmed in the response of the Council’s Arborist the proposals are considered acceptable subject to works being undertaken in accordance with the

submitted method statements, suitably worded conditions are proposed to deal with this matter.

The application proposals incorporate a landscaping scheme to include tree and hedge planting alongside lawned areas. In addition, the roof of the proposal would be planted with sedum to encourage biodiversity. As indicated in the response from the Greater Manchester Ecology Unit whilst these proposals are considered to be acceptable in general further work is required on the type, size and species of trees and hedges to be planted. These details are proposed to be addressed through the imposition of a suitably worded condition.

Crime and safety - The existing site boundary is formed by close boarded timber fences. A low red brick wall with contrasting blue brick bands and stone coping marks the front and side entrances to the Brocklehurst Nursing Home to the northeast of the site entrance. The proposal would introduce activity on currently vacant land and would provide natural surveillance with the houses and front doors facing the access to the site and provide overlooking to the car parking. The rear gardens have gates to enclose the private space with fencing to the boundaries for security in accordance with Secured by Design principles.

Access - The proposed scheme has been designed to comply with Building Regulations. The approach to the building provides level and step free access to the ground floor habitable rooms and sanitary facilities, which have doors and corridors sized in accordance with the relevant guidance.

Sustainability – The proposal would have sustainability designed in. The double glazing is proposed to be argon filled with a solar coating to retain the natural heat gain provided by the sun. The roof is to be finished with planted sedum to encourage biodiversity and located on the roof would be a number of integrated Photovoltaic tubes to provide solar heated water to the homes.

Cycle parking – Each property contains secure cycle storage within each plot.

Car parking – The proposals incorporate off-street car parking for each property in the form of two spaces plus additional spaces for visitor parking when required. This level of provision is considered acceptable.

Backland development - Concern has been raised that the proposals are contrary to saved Unitary Development plan policy DC6 as a result of the application site being located within a backland location by virtue of it being land that is enclosed and surrounded by existing residential properties. It is not considered that the proposal would be contrary to this policy. As set out above the proposals are not considered to give rise to a loss of privacy to adjoining dwellings and associated rear. The provision of building is considered to be compatible with the character of the area. The contemporary design utilising traditional materials would assist in ensuring that the proposals successfully assimilate into the area.

The proposals would not result in the loss of trees and the habitat of the site has not been identified as one that is locally important or that is statutorily or non-statutorily protected. As set out above the proposals if approved would be subject of

appropriately worded conditions to ensure ecological mitigation is achieved as part of the development.

As set out above it is considered that the proposal accords with the requirements of policy DC6 in this instance.

Conclusion – As outlined in this report the proposals are considered acceptable and would provide additional family housing in South Manchester an area of the City which is identified as requiring such types of residential accommodation in a sustainable location.

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 polices of the Unitary Development Plan, the Director 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 of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant.

Condition(s) to be attached to decision for approval

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:

Proposed Site Plan ref 0682-P3A-ST-XX-DR-A-05001-P01

Proposed Landscape Plan ref 0682-P3A-ST-XX-DR-A-05002-P01
Proposed Site Sections ref 0682-P3A-ST-XX-DR-A-05101-P01
Ground Floor Plan ref 0682-P3A-XX-00-DR-A-05001-P01
First Floor Plan ref 0682-P3A-XX-01-DR-A-05002-P01
Second Floor Plan ref 0682-P3A-XX-02-DR-A-05003-P01
Roof Plan ref 0682-P3A-XX-RF-DR-A-05004-P01
Section A-A ref 0682-P3A-XX-XX-DR-A-05101-P01
Section B-B ref 0682-P3A-XX-XX-DR-A-05102-P01
Elevation 01 ref 0682-P3A-XX-XX-DR-A-05201-P01
Elevation 02 ref 0682-P3A-XX-XX-DR-A-05202-P01
Elevation 03 ref 0682-P3A-XX-XX-DR-A-05203-P01
Elevation 04 ref 0682-P3A-XX-XX-DR-A-05204-P01

Design and Access Statement prepared by Project 3 Architects
Transport Technical Note prepared by Egg Transport Planning
Geo-Environmental Appraisal prepared by Groundtech Consulting
Drainage Strategy Report prepared by Brennan Consult
Preliminary Ecological Appraisal prepared by Envirotech
Arboricultural Implications Assessment prepared by Mulberry Tree Management
Arboricultural Methods Statement prepared by Mulberry Tree Management
Waste Management Pro-Forma prepared by Asteer Planning

All as received on the 23rd February 2022.

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.

3) 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.

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.

4) Prior to the commencement of any development a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed plan and where appropriate shall include:

- The routing of construction traffic;
- The hours of site working;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location.

Reason - In the interests of residential amenity, highway safety pursuant to policy DM1 of the Core Strategy.

5) Notwithstanding the approved plans and details, no development shall take place until surface water drainage scheme has been submitted to and approved in writing by the City Council as Local Planning Authority.

The scheme shall include:

- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.
- Surface water drainage layout including discharge points, proposed attenuation (up to a 1 in 100 year including 40% climate change allowance) and proposed overland flow routes for extreme events which shall include a 5m easement for soakaways if infiltration is feasible.
- If infiltration is not feasible onsite, details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield rates. Where the calculated rate is less than 5l/s, blockage risk shall be assessed and the discharge rate shall be no greater than 5 l/s.
- Hydraulic calculations to support the drainage proposal.
- Details of how the scheme shall be maintained and managed after completion including how future occupiers are to be advised of the presence and implications of any soakaways, porous surfaces and attenuation structures installed at the site.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

6) Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and

approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

7) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.

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

8) All tree work should be carried out by a competent contractor in accordance with British Standard BS:5837 and the approved Arboricultural Methods Statement prepared by Mulberry Tree Management.

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.

9) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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.

10) 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 in each phase 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.

11) Within three months of the commencement of development a scheme to enhance the biodiversity of the site including the provision of nest boxes on site, together with measures to allow the movement of hedgehogs through the site and a timescale for their installation shall be submitted to and approved in writing by the City Council as local planning authority. The measures shall be subsequently undertaken in accordance with the approved details.

Reason – To enhance the biodiversity of the site pursuant to policy EN9 of the Core Strategy.

12) Within three months of the commencement of development a soft landscaping treatment scheme based upon the approved plans and documents and including the species and size of all trees and hedges to be planted on the site, together with the design and maintenance of the green roof, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

13) Prior to the first occupation of the residential development hereby approved, details and specification of electric car charging points within the approved development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason – In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

14) Before first occupation, the glazing around the second floor roof balcony as detailed on approved drawing 0682-P3A-XX-XX-DR-A-05202 Rev P01 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained at all times thereafter.

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.

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

16) 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 additional openings/windows/doors shall be inserted within the development hereby approved, unless Planning Permission is specifically granted.

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

17) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 133030/FO/2022 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:

**West Didsbury Residents Association
Environmental Health
Highway Services
Neighbourhood Team Leader (Arboriculture)**

Greater Manchester Ecology Unit

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

Relevant Contact Officer : Robert Griffin
Telephone number : 0161 234 4527
Email : robert.griffin@manchester.gov.uk

