

Application Number	Date of Appln	Committee Date	Ward
134732/FO/2022	5th Sep 2022	20 th October 2022	Whalley Range Ward

Proposal Erection of extension with a height of 9.3 metres to form Activity Hall and Health and Fitness Centre together with a single-storey extension and re-roofing of existing building (revision to previous planning approval reference 128921/FO/2020)

Location Manley Park Play Centre, York Avenue, Manchester, M16 0AS

Applicant Majid Dar, Community on Solid Ground, Manley Park Play Centre , York Avenue, Manchester, M16 0AS,

Agent Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

Executive Summary

Planning permission was granted in March 2021 for extensions to an existing single storey community centre building located within Manley Park, this followed a previous approval in 2020 for extensions to the existing play centre. The extensions approved were to provide indoor covered activity spaces at the Community Centre to the north and south of the existing building. The approved extension to the south was to form a 9.2-metre-high activity hall, whilst the extension to the north was of a lower height (approximately 5 metres in height). Works have commenced on site to deliver these approved extensions.

The current proposals seek to provide a further enlargement to the rear of the existing building, a new front entrance, together with roof amendments to provide a more unifying design across the proposed development. The revised proposals indicate an increase in height of the activity hall to 9.3 metres.

110 addresses were notified of the proposals, 4 responses were received, 3 raising concerns with the proposals and particularly implications in terms of pedestrian and highway safety in the vicinity of the park.

Whilst a majority of the proposed works have previously been considered acceptable consideration of the additional extensions and amendments to the existing building is required in particular implications in terms of impacts on the visual amenity and character of the area together with consideration on residential amenity.

The matters raised above are set out and considered in full within the main body of this report. As the applicant is identified as an elected ward Councillor and objections have been received this application is being reported to Committee.

Description of the site

The application site relates to Manley Park located on York Avenue within the Whalley Range Ward and in particular the existing building located in the south

western corner of the park. There are trees bounding the park, which contains grassed areas and areas of hard standing in the form of basketball court and children's play area. The streets to the east and west are predominantly residential in nature with more mixed commercial/residential three storey terraced properties to the south along Clarendon Road. Manley Park Primary School borders the park to the immediate north.



Site location in respect of the wider park

The existing single storey red brick building on the site within the park are used as for community use purposes with fenced external play areas to the north and south of the building.



Existing centre with works taking place to the left to implement previous planning consent

Application proposals

The application proposals relate to a revised scheme following the granting of planning permission for the erection of extensions to the existing building with an Activity Hall and Health and Fitness Centre to a maximum height of 9.3 metres to the south of the existing building with a lower height extension to the north. The current application proposals include the original approved extensions to the north and south together with a further extension to the rear of the existing building on site and reroofing of the existing building, there is a slight increase in the height of the building proposed to the south from that originally approved of 0.1metres, this additional extension would provide a further 104sqm of floorspace. The extensions and alterations to the existing building would provide a uniformed elevational treatment to the building and extensions.



Proposed York Avenue Elevation

Consultations

Local residents were notified of the proposals 4 comments were received as a result, three of these raised concerns with the proposals and one indicated support. A summary of the comments made is set out below:

- Vehicles travel up and down York Avenue at high speeds causing noise pollution and a risk of death or serious injury. Whilst welcoming the building of the activity hall and health and fitness centre for the community there are concerns about risks of injury from speeding traffic with the increased pedestrian footfall.
- The development would result in additional traffic on York Avenue posing a risk to children attending the nearby school as well as the park.
- There are plans to create traffic controls at the top of York Avenue where it joins Milton Grove which is welcomed but the plans should go further and introduce speed bumps on York Avenue.
- The new proposals appear to be built higher than the existing building on the original planning permission design from 2020.
- The health and fitness centre has already blocked a considerable view of the park so a further height increase is opposed.
- The existing building has an existing security light that is bright and directly shines on residential buildings opposite. The proposed increase in hours of use would mean that the use of this light will also increase.
- Concerns about impacts on parking around the site. On street parking in the vicinity is already limited, how is this being addressed through this proposed extension.

The comments in support states that the applicant does great work with the local community who use the facilities and is a much needed improvement.

Sport England – The proposal does not fall within either their statutory or non-statutory remit and therefore they have not provided a detailed response in this case.

MCC Highways – Raise no pedestrian or highway safety concerns with the proposals. Currently the area is covered by a 20mph zone, there is traffic calming measures on Clarendon Road although none exists on York Avenue (existing on-street helps to slow traffic). The accident record for the area does not indicate particular issues within this area.

Given the scheme is primarily to be used by local people it is considered that sustainable travel modes should be encouraged to the site. Provision of cycle parking at the site together with the provision of an on site travel notice board will assist in achieving these aims, it is also indicated that given the further increase in floorspace at the site any approval should be subject of a travel plan condition to further encourage a shift towards accessing facilities by sustainable travel modes.

MCC Environmental Health – Raise no objections to the proposals but recommend conditions to be attached to any approval to deal with: opening hours (0900 – 2200 hrs 7 days a week); delivery and serving hours of the premises (0730 -2000hrs Monday to Saturday with non on Sundays or bank holidays); acoustic measures in accordance with the submitted noise report; and final details of waste management for the site.

MCC Flood Risk Management Team – Recommend a condition be attached to any approval for the submission and agreement of a surface water management scheme based upon sustainable drainage principles.

United Utilities – Requested additional surface water and foul drainage strategy from the site and in the absence of this would request a condition be attached for the submission of a surface water drainage and foul water drainage scheme.

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 SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

- o creating well designed places,
- o making a positive contribution to health, safety and well-being,
- o considering the needs of all members of the community, and
- o protecting and enhancing the built and natural environment.

This is an overarching policy which sets the context for this application.

Policy EN12 - Area priorities for Open Space, Sport and Recreation - The priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas include the following:-

South area: enhance the quality of existing provision and using opportunities to address deficiencies.

Policy EN14 relates to Flood Risk and states all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. The site falls within Flood Zone 1 and is at low risk of flooding.

Policy EN 15 relates to Biodiversity and Geological Conservation. The policy indicates that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City.

Policy T1 seeks to support proposals that deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

Policy T2 relates to Accessible areas of opportunity and need and 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, the Oxford Road Universities and Hospitals and the Airport 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.

Policy DM1 of the Core Strategy states:

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
 - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - Community safety and crime prevention.
 - Design for health.
 - Adequacy of internal accommodation and external amenity space.
 - Refuse storage and collection.
 - Vehicular access and car parking.
 - Effects relating to biodiversity, landscape, archaeological or built heritage.
 - Green Infrastructure including open space, both public and private.
 - The use of alternatives to peat-based products in landscaping/gardens within development schemes.
 - Flood risk and drainage.
 - Existing or proposed hazardous installations.
 - Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-
- (b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards.

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

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

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

The proposed development is considered to have been designed to reflect the sites context and relationships with the surrounding area to provide strong built form and therefore accords with the general principles of the Guide to Development SPD.

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 elements of the NPPF are considered to be particularly relevant to the proposed development:

Section 8 (Promoting healthy and safe communities) – The proposals would provide improved and enlarged facilities for the local community and are considered to contribute towards this section of the NPPF.

Section 9 (Promoting Sustainable Transport) – The proposal is in an accessible location, measures to provide increase cycle parking together with a travel plan condition are proposed to promote more sustainable access to the site by users of the facilities.

Section 12 (Achieving Well-Designed Places) – The proposals are considered to provide community facilities within a park used by the local community that would enhance its use.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – The site is within Zone 1 of the Environment Agency flood maps and has a low probability of flooding, conditions are proposed for the development to incorporate a sustainable surface water drainage scheme.

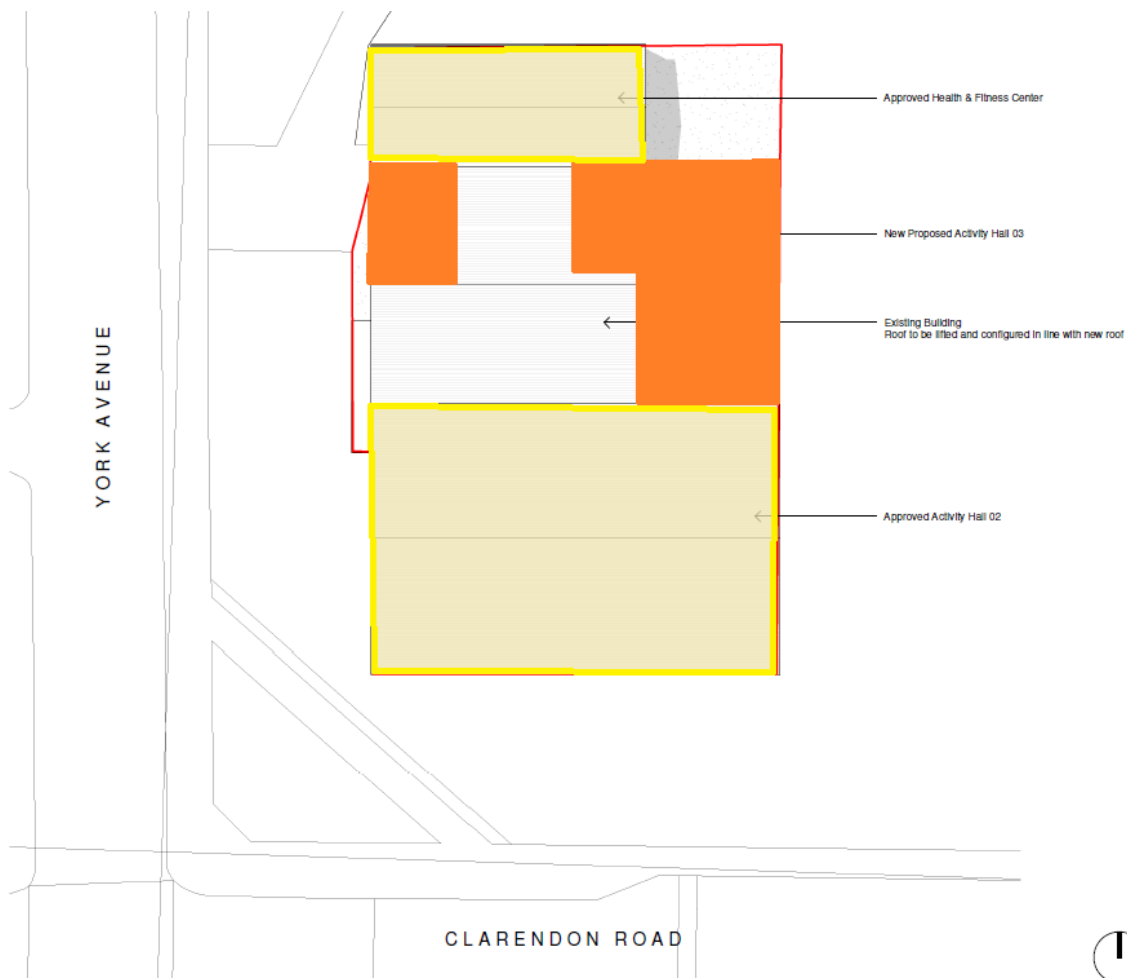
Issues

Principle of use - The proposed extensions to the existing community centre to provide a sports facility and health and fitness centre are suitable for the application site. Most of the proposed works have previously been considered acceptable under planning approval references 128921/FO/2020 and 127622/FO/2020, the current proposals seek to extend towards the rear of the existing building and previous extensions and indicate a slight increase in height of the activity hall to the south together with the installation of new front entrance and roof to the existing building.

The applicant had confirmed through the original planning approvals that they are an active and effective local charity based in Whalley Range. They uses sports, education, training, youth work, mentoring, and social activities, to empower the community and young people to increase their confidence, motivation, skills, employability and quality of life. They are working and providing services for over 400 people on a weekly basis. They indicate that the current Manley Park Play Centre is past its designed life expectancy and is not conducive to a modern active learning and development environment. The main hall is not fit for purpose, woefully

inadequate and is in need for updated facilities to cater for all of our expanding communities. The intention is to develop and extend the building into a Community Activity hall, dedicated for community use, easy to access, and boosting our community activities.

The land that would be the subject of the application is currently used as outdoor space associated with the community centre, separated from the wider park by fencing. The proposals have been identified as meeting unmet demand for such facilities in this location. On this basis the principle of the use in this location are considered to be acceptable subject to the further consideration of the matters set out below.



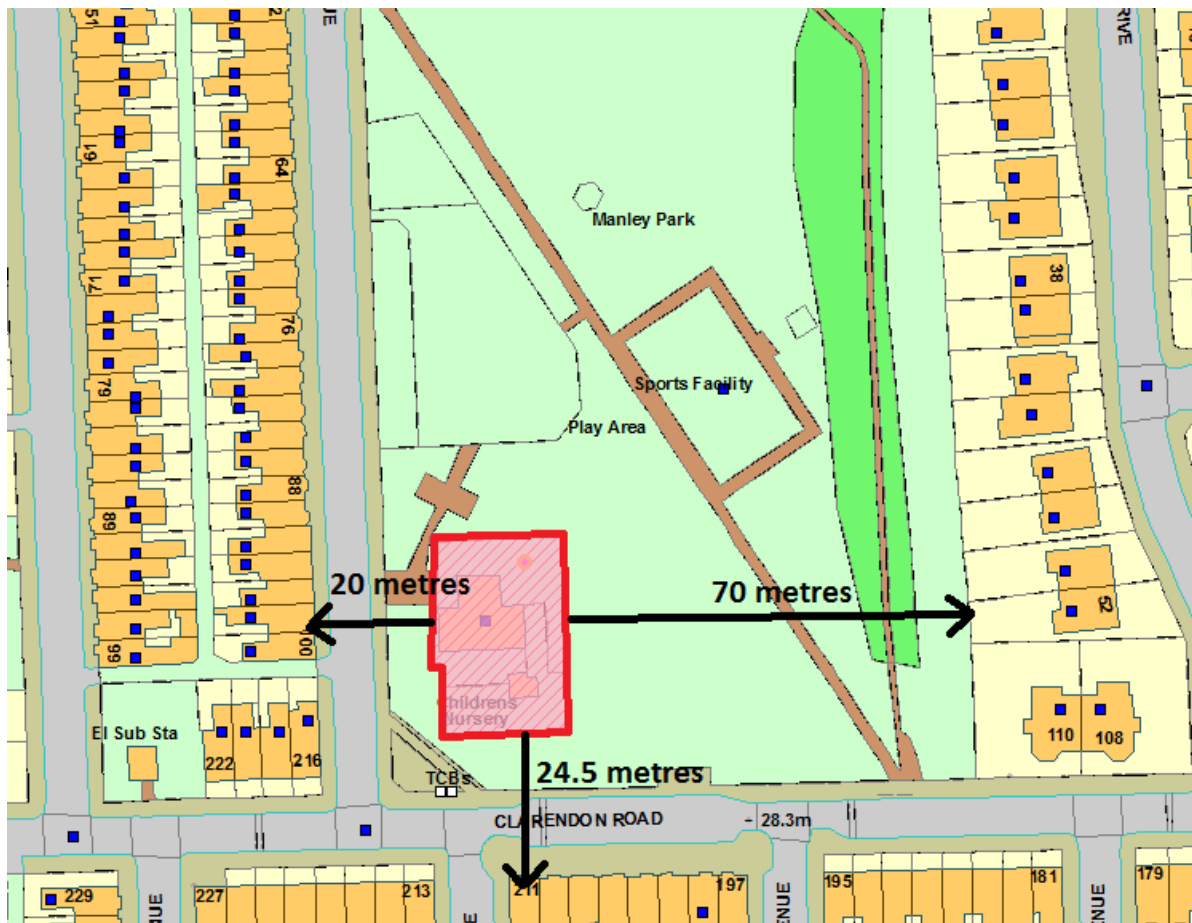
The areas outlined in orange are the additional extensions above those previously approved (in yellow) to the north and south of the existing buildings on site.

Traffic, Car parking and Sustainable Transport – Concerns have been raised by residents regarding existing highway safety issues together with concerns that the proposals would give rise to increases and additional traffic arising from the proposed development.

The original proposals together with the scheme now proposed have been fully assessed by the Council's Highway Services. They raise no objections to the proposals on highway or pedestrian safety grounds. The site is considered to be

suitably accessible by sustainable modes of transport. The applicant during consideration of the previous planning approvals had agreed to provide cycle parking on site and to provide travel planning information in the form of a Travel Noticeboard and potentially travel links on its website. In addition, given the further increase in floorspace at the site it is also considered necessary in this instance to attach a further condition to any approval for the production and agreement of a travel plan for the site.

Residential Amenity - The proposed activity hall extension is two storeys in height with a maximum height rising to 9.3 metres (eaves of c.7.3m). The extension would be setback approximately 2.1m from the edge of pavement to the south west of the site boundary, with the southern elevation of the larger activity hall approximately 9 metres from the pavement edge of Clarendon Road and 8.4m from the back of pavement to York Avenue. The site is separated from commercial property and residential property to the south by the width of Clarendon Road and to the west by width of York Avenue. The enlarged extension proposed through this extension would be separated from the rear boundaries of the nearest residential properties to the east by the park which has a width at this point of approximately 70 metres.



Relationship of site within park and to properties on York Avenue, Clarendon Road and Park Drive to the east

Whilst the proposals would result in a slight increase in the tallest element by approximately 0.1metres from that previously proposed, given the relationships to the parks boundaries and the nearest residential properties set out above it is not

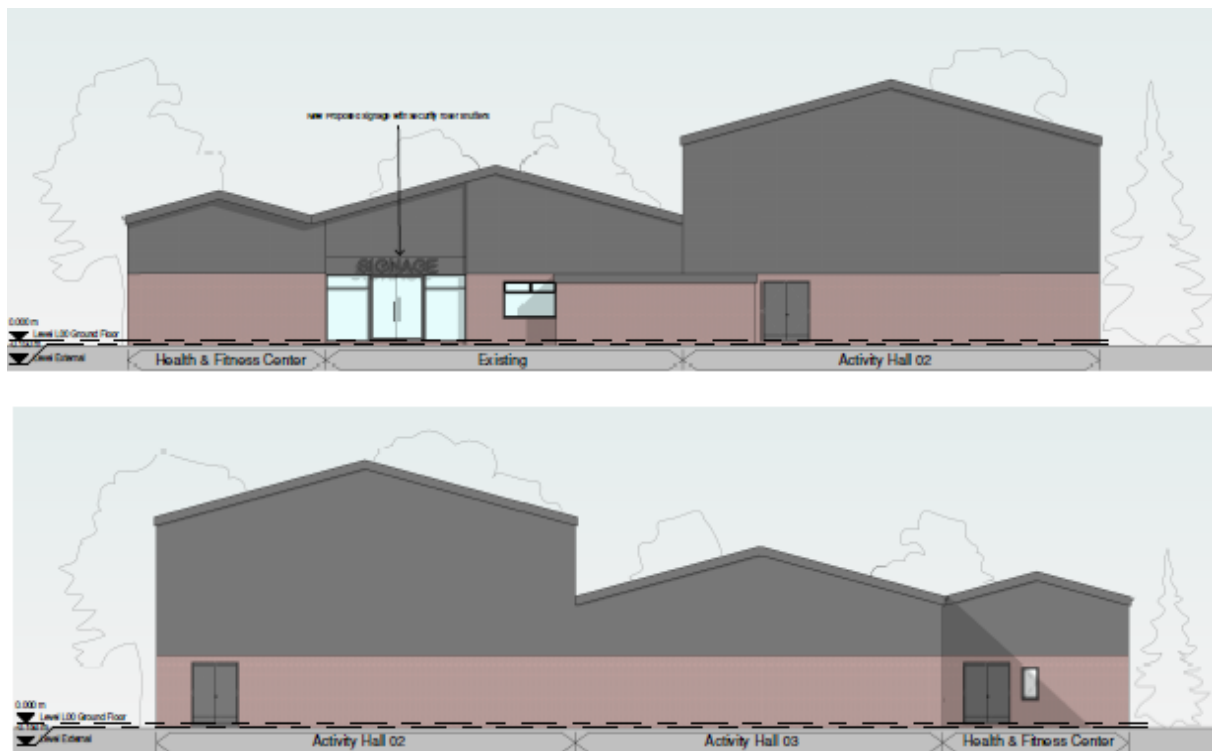
considered that the proposals would give rise to any unacceptable impacts on residential amenity in terms of loss of light, overshadowing or overlooking.

The sports facility and Health and Fitness Centre would be open between the hours of 9am to 10pm Monday to Sunday. Environmental Health are satisfied that the impacts of the scheme would be acceptable, subject to conditions restricting the hours of use and following the implementation of measures as set out in the submitted acoustic noise survey.

Any approval would be subject to the imposition of appropriate conditions controlling hours of opening and servicing and deliveries. An application to discharge the construction management plan condition attached to the previous approval has been discharged by the applicant and this is to be reflected in any approval granted to these proposals.

The proposal by its nature would give rise to an increase in comings and goings from the site, however, the site is considered to be sustainable in terms of its location. It is anticipated that journeys to the site would be predominately by local people and measures are proposed to encourage access to the site by sustainable modes of transport. It is not considered that the increase in comings would be so significant to warrant refusal of the application.

Visual Amenity – The proposed development in this location on this site would result in a visual change in the locality given the open nature of the site adjacent to the current low level community centre. The overall level of change has been previously considered to be acceptable through previous planning approvals and the principle of the changes to visual amenity and character of the area have been accepted. However, the proposed extensions have been designed to respond to the general character of the area and would be of a modern design utilising facings to match the existing building, together with a metal cladding to the upper half of the building. The applicant had submitted details of materials to be used on the external envelope of the building to discharge the relevant condition on the previous approvals. These materials were considered to be acceptable and this is to be reflected in any approval granted to these proposals.



Front York Avenue elevation (top) and rear elevation (bottom)

The site is well screened from nearby property on York Avenue and Clarendon Road by trees to be retained and to be planted. The boundary railings to the park would be retained.

Sustainability – A condition of the previous approvals was for the submission of measures to be incorporated into the extension to contribute to efficiencies with regards to sustainability. Details were subsequently submitted and approved which sort amongst other things: to ensure the building envelope was highly insulated to reduce heat loss; energy efficient boiler system; energy efficient system to control and monitor ventilation to the sports hall and of the activity hall and other elements of the building. The fabric of the building, mechanical and electrical services are to be compliant with Approved Document L2A of the building regulations (2013).

Trees - The development plans would involve the loss of three trees, one of which needed to be felled due to its condition), one category C and one category B Maple, all the trees are located to the south of the existing building. All other trees surrounding are to be retained. The loss of trees was previously agreed subject to the agreement of a tree mitigation scheme for trees to be planted within the Park, the applicant had previously agreed to these measures being placed as a condition of approval. As a result, the Council's arboricultural team had previously recommended the planting of three to five heavy standard trees in Manley Park. Whilst the loss of any trees is regretted it is considered that securing mitigation in the manner recommended through an appropriately worded condition would accord with policy EN9 which refers to replacement tree planting. A condition requiring the replacement tree planting to be undertaken is recommended.

Crime – It is considered that the proposed development has been designed to reduce the risk of crime and therefore accords with policy DM1 of the Core Strategy. The building is predominantly of solid construction and the proposed revised front access incorporates security shutters for when the buildings is not in use.

Inclusive Access - Level access is to be provided into and throughout the building.

Ecology – Due to the loss of trees, a condition is recommended to ensure removal of these takes place outside of the bird nesting season.

Waste – Details for waste management were previously considered to be acceptable through previous planning approvals, this was in the form of one eurobin to be provided on site, and to be collected by the city council. Whilst these details were previously considered acceptable given this is a stand alone application full details for waste management for the site are required, it is therefore considered necessary to attach an appropriately worded condition to any approval in this instance.

Other matters – Concerns have been raised regarding security lighting glare from an existing light at the building. It is envisaged given the scope of the works that the existing light would be replaced. In order to introduce some control it is proposed to attach an appropriately worded condition to control this.

Conclusion - The application proposals relate to the provision a new sports facility and health and fitness centre in Whalley Range which are essential facilities to serve the local community. It is considered, as set out within this report, that the proposals would not result in any unacceptable harmful effects, and it accords with development plan and national policies.

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 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 determined in a positive and proactive manner. In this instance appropriately worded conditions have been recommended.

Conditions

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:

A1452(03)AP001 P3 Proposed site plan; A1452(03)AP002 P3 Proposed floor plan and elevations;

All as received by the City Council as local planning authority on the 18th August 2022

Acoustic Survey prepared by AB acoustics dated July 2020

Arboricultural Implications Assessment prepared by Mulberry dated 14 July 2020

Arboricultural Method Statement prepared by Mulberry dated 14 July 2020

Transport Statement prepared by SK

All as received by the City Council as local planning authority on the 31st August 2022

Documents submitted and approved as part of Condition Discharge application reference CDN/21/0945 in relation to: materials for the external appearance of the building; construction management; and, sustainability of the building

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

3) The development hereby approved shall be carried out in accordance with the materials to be used on the external elevations approved under condition discharge application reference CDN/21/0945 those being Ibstock brick Aldridge Multi Rustic; Kingspan Quad Core AWP Wall Panel colour Anthracite (silver/ grey); and, Kingspan Quad Core KS1000RW Roof Panel colour Anthracite (silver/ grey).

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

4) The premises as extended shall not be open outside the following hours:

09.00 to 22.00 hours Monday to Sunday (including public holidays)

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

6) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the submitted noise study (AB acoustics Environmental Noise Study dated July 2020). The scheme shall be implemented in full before the use commences.

Upon completion of development a verification report will be required to validate that work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

7) Prior to the first occupation of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

8) Prior to the first occupation of the development hereby approved a scheme for the provision of cycle parking shall be submitted to and approved in writing by the City Council as local planning authority, the agreed details shall be subsequently installed prior to first use of the development and be retained at all times thereafter.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

9) The development shall be carried out in accordance with the agreed Construction Management Plan submitted and approved by the City Council as local planning authority under condition discharge reference CDN/21/0945.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing

on site as the impacts of construction works to deliver the development require mitigation.

10) No surface water drainage or foul water drainage shall be installed until the full details of a surface and foul water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority. The agreed drainage schemes shall be installed in accordance with the approved details prior to the first use of the development.

The submitted scheme shall include:

- i) 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.
- ii) Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance).
- iii) Hydraulic calculations to support the drainage proposal.
- iv) Details of how the scheme shall be maintained and managed after completion.
- v) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- vi) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- vii) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- viii) Foul and surface water shall drain on separate systems.

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

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

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

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

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

13) Before first occupation of the development hereby approved a strategy for the planting of trees within Manley Park including details of overall numbers, size and species, planting specification and maintenance, shall be submitted to and approved in writing by the City Council as local planning authority.

Any approved tree planting shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - Pursuant to Core Strategy policies EN9, EN15 and DM1.

14) 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.

15) Prior to the first use of the development hereby approved confirmation in the form of a verification report of the sustainability measures installed within the development in accordance with the sustainability measures as agreed under condition discharge reference CDN/21/0945 shall be submitted to and approved in writing by the City Council as local planning authority. Any instances of non-conformity with the agreed measures shall be detailed along with any measures to ensure compliance with the agreed sustainability measures.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

16) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending and employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

17) If , when any installed lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

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: 134732/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:

**Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Parks & Events
United Utilities Water PLC
Sport England**

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

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