

Application Number	Date of Appln	Committee Date	Ward
138788/FO/2023	11 Dec 2023	30 May 2024	Longsight Ward

Proposal Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2 no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267 no. dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road

Location Land At Mount Road, Manchester

Applicant Kellen Homes & Greater Manchester Youth Federation (GMYF)

Agent Ms Alice Routledge, Asteer Planning LLP

EXECUTIVE SUMMARY

This application relates to a 9.07 ha site currently occupied by a grassed area and unused/abandoned playing pitches. The proposed development includes a youth, sports and community hub, two. football pitches, combined netball and basketball court, cricket strip, a three-storey building comprising 36 apartments for young person's accommodation and 267 dwellinghouses.

7 objections have been received, together with 54 emails in support of the proposed development and two further emails making observations.

Key Issues

The scheme proposes new family homes for affordable rent and shared ownership (through a Registered Provider) , together with purpose-designed independent living accommodation for young people aged 18 – 25. who are leaving the care system at 18 years old, are in work and are at risk of homelessness. In addition, the development would deliver a youth, sports and community hub with associated sports facilities which would have benefits for the local community.

As noted, the proposal involves the comprehensive development of the site in order to bring forward and deliver several key priorities for the city. Notably, new homes with a significant affordable offer and new sporting and community facilities. The need for new homes is well documented as is the mix of tenures and types and this proposal will do both. It is also recognised that this site has played a role in contributing to the play pitch provision for Manchester residents in the past. Consideration has therefore been given to how developing on part of the land can be mitigated. This is both by way of an on-site sporting provision and an off-site contribution towards enhanced facilities.

These issues are covered in more detail in the report. As are any potential impacts on local residents and associated matters. These include wider impacts from construction to operational impacts such loss of playing pitches, traffic, trees and

visually from the development itself. The previous grassed pitches located on this site have not been in use for in excess of five years with parts of the site not used for more than ten years. The eastern part of the site ceased being in use in 2013. There were a number of challenges at that time, including funding, demand and the condition of the land. In 2019, the remainder of the site ceased to be used for similar reasons and in 2021, the associated changing pavilion was demolished for safety reasons. A package of mitigation is proposed including a financial contribution to provide two replacement pitches within Debdale Park and to also provide two full size pitches on site together with other sports infrastructure and to allow community use through a management plan to be agreed with the Local Planning Authority.

Description

The site is located in Longsight Ward, is broadly rectangular in shape, and covers 9.07 ha. The site is currently vacant, and predominantly covered in grass, with trees to the perimeter alongside Wembley Road, Mount Road and an ancient Nico Ditch. It is bounded to the east by traditional interwar housing, with recently built residential developments to the north and to the southwest. Gorton Education Village lies to the south-east of the site, with two schools and a boxing club to the west on the opposite side of Mount Road.

The site is currently secured by high perimeter fencing with a mix of railings, palisade and weldmesh fencing.

The site was formally used as football pitches. The use of the eastern part of the site for football ceased in 2013 and the western part ceased in 2019 due to lack of use and funding. A changing pavilion was located in the north-west corner of the site but was demolished in 2021 due to safety issues.





View from northern boundary with Mannering Street



Views from Wembley Road

Consent is sought for the erection of a mix of predominantly two storey semi-detached houses, with some short terraces of two storey houses, and a three-storey block of apartments containing 36 flats in total which would be managed by Centrepont with associated car parking, landscaping, and boundary treatment. The

development mix consists of 36. no. 1-bed flats, 110 no.2 - bed 135 no. 3-bed and 22 no. 4 -bed houses.

The dwellinghouses would have 100% off street parking provision, with 4 spaces proposed to serve the apartments. Amenity space is being provided for dwellinghouses through small front gardens and private rear garden areas, and with areas of shared amenity space within the curtilage of the proposed apartment block.



Site Layout plan

As part of the proposal and to support the mitigation for the loss of the football pitches, it includes the erection of a part single part two storey youth, sports and community hub. This would offer space for a range of different youth-led activities and programmes which would be run by Greater Manchester Youth Federation; 2 no. football playing pitches for youth football that can accommodate 11 v 11, 7 v 7 or 5 v 5 sided matches (100m x 64m); combined 3 x3 netball and basketball court, cricket strip (20m x 3.5m).

The youth, sports and community hub would be located in the southwest of the site. The football pitches would be located adjacent to Mount Road, with the Sports, Youth and Community hub and Centrepoint accommodation located to the north. The proposed cricket strip would be located centrally between the football pitches with the combined netball and basketball court located adjacent to the community hub and Centrepoint accommodation.

At ground floor level the accommodation would comprise a large youth room, a community room, an ancillary kitchen, meeting rooms and administration space, with

a further youth room, large drama studio and three office/meeting rooms at first floor level. It is proposed that heat pumps and solar panels would be located on the roof.

An indication of the hours of use has been provided for consideration suggesting that the youth, sports and community hub would operate from 10 a.m. to 10 p.m. and that the Youth element would be open for the use of young people from 3pm to 7pm each day Monday to Friday and also be made available for Holiday Activities when it is anticipated it will be used 10a.m. to 4p.m. during school holidays.

The proposed youth sport community would be served by 40 parking spaces and 20 cycle spaces.

The layout plan for the site includes vehicular access points from Mount Road and Wembley Road.

A further mitigation measure includes a financial contribution towards off-site sports provision.

Publicity

The proposal, by virtue of the number of residential units, the proposed development has been advertised in the local press (Manchester Evening News) on 2nd January 2024 and site notices were displayed at locations around the application site on 29th December 2023. In addition, notification letters have been sent to local residents and businesses (total of 636) in the local area on 21st December 2023.

Consultations

Local residents and local businesses – 7 emails have been received objecting to the proposed development. 2 of those emails, however, appear to relate to a different site on Mount Road at the junction with Buckley Road.

The objections raised can be summarised as follows:

- Traffic generation associated with the development and existing traffic congestion at Matthews Lane and surrounding roads. Associated health and environmental concerns.
-Concerns are expressed about accommodating this number of apartments. Sustainable development that positively contributes to the community is required.
- There is not enough infrastructure within Gorton, to accommodate a further increase in residents. Increased strain on local doctor's surgeries, dentists and schools. School places are limited, and it is difficult to get local dentists taking on new NHS patients.
- Increased litter, attempted burglaries and car thefts have occurred repeatedly. The development will act as a multiplier of existing issues within Gorton. Existing expansion of residents coming from the new development at Belle Vue.- Air pollution due to increases in traffic on the roads.
- Loss of green space, wildlife habitats and mature trees.
- Although the provision of a youth sport and community hub is positive, they object to the housing development, on the basis that the housing scheme should comprise denser taller dwellings such as garden flats and maisonettes with shared gardens. Furthermore, that the provision of 100% off street parking in an area with less than 50% car ownership is not appropriate and

would promote unnecessary car ownership, giving rise to harm in terms of noise and air quality.

- A segregated cycle lane on Mount Road is required. All houses should have access to a communal bike store, and internal roads should connect to boundary roads for pedestrian and cycle access.
- It is believed that the playing fields were under a covenant. The field was left to the people of Gorton. They object to the use of these fields for anything other than recreational for the use of the community.

Further comments have been received which relate to a different site on Mount Road at the junction with Buckley Road.

Other comments from two residents can be summarised as follows

- raise questions relating to the details of the proposed cycle storage.
- question the adequacy of footpath and cycle links on to Mount Road and Wembley Road. A playground area suitable for kids and a walking green area designated for dogs should be included.

54 emails of support have been received from people in the wider community on the following grounds.

- This an important development for the area. Greater Manchester Youth Federation have established experience in operating facilities for young people and will revitalise the sports grounds which are so important. This Charity will bring new direction to this underused facility. The local community will benefit from the proposed mixed housing development.
- The proposal will have a transformative impact on the lives of young people and the broader community. Providing a dedicated space for youth engagement and development is crucial in fostering a positive environment for personal growth and community building. The integration of sports facilities not only promotes physical well-being but also encourages teamwork and discipline among the youth. Moreover, the commitment to affordable housing and support for those leaving the care system reflects a compassionate approach to addressing the diverse needs of the community. By offering stable housing options, this project will play a pivotal role in empowering individuals to build independent and fulfilling lives. Urge the committee to wholeheartedly support this application, as it has the potential to make a lasting and positive difference in the lives of young people and the community at large.
- The football pitches are not being used. Building a community centre, adding housing while still keeping 2 pitches is amazing.
- Adding so much added social value alongside providing much needed housing.
- This development will have a hugely positive impact on the local community. The site is currently a major eye sore, boarded up and used for anti-social activities and fly tipping.
- This is a community led development - there has been extensive consultation with locals and key stakeholders over several years. This area is crying out for

facilities that will support young people and the local community, rather than just un-used grass pitches.

- The development delivers a range of affordable housing significantly above policy level, which will enable local people to stay in the area and provide much-needed affordable homes. The accommodation for young people (to be operated by Centrepont) will also support teenagers and young adults to get their lives on track and facilitate people who have often had a challenging start in life to stand on their own two feet and feel less marginalised in society.
- It will bring a piece of land back into use which has not been used for years.
- The proposed development would be a fantastic asset for the Gorton Community leading to increased community connection and cohesion, improved health and fitness, invaluable youth provision and a general uplift in community pride in the area.
- Centrepont is a fabulous charity with over 50 years' experience in supporting homeless young people. Their new independent living programme is a unique offer that allows young people in employment to move into safe, self-contained, starter homes where rent is linked to around 1/3 of their salary. The 36 homes that are being proposed are not supported housing or a hostel, but high-quality studio apartments that will provide working young adults an opportunity that will allow them to grow and flourish. The programme has already enjoyed great success in London, and it will be great to see this much needed programme being delivered in Manchester.

Local school – advise they are fully in support of the proposed application as it is an incredible scheme delivering so much for the community of Gorton,

They feel that this will add huge benefit to our community as it will provide them with a service that they currently do not have. Their children need after school activities beyond the school timetable and families need a safe space to commune together where they can support each other and their children.

Furthermore, their families need that safe space in the school holidays and to be able to interact with local groups so that they can achieve that full sense of community.

Melland Fields is becoming a local eye sore, and their children tell them how it is becoming a place for crime, and they feel nervous about being around it as gangs congregate here. This development would hopefully deter this from happening and enable their children to feel safer. The children also feel that any development on this site would show that others care about Gorton and stop it from just being left to go to ruin.

GM Lieutenancy lead for the Duke of Edinburgh award- Advises that they are fully in support of the proposed application.

Friends of Godrey Urman- seeking clarification re the enhanced planting drawing included with the documents.

Environmental Health - recommend conditions relating to servicing hours and opening hours of the Hub building, external lighting, acoustic insulation of the proposed dwellings, external plant, hours of operation of the proposed pitches, waste

management, and contaminated land, together with the implementation of the submitted Construction Environmental Management Plan, and mitigation measures in the Air Quality Assessment. A revised Noise Impact Assessment report (version 9) has subsequently been submitted and reviewed and is considered to be acceptable.

Ground conditions comments

The originally received comments were that desk study information was found to be adequate, but further information that in respect of controlled waters (both ground water and surface watercourse (relating to a potential culvert)). Furthermore, if further investigations were not proposed, specific recommendations should be included within the Watching Brief for encountering the culvert.

Further information is also required in relation to the submitted Remedial Strategy (RS) including matters relating to the depth of clean cover in non-sports pitch areas of open space soiling testing, and confirmation whether the proposed sports pitches are to have artificial turf (if so, the proposed pitch construction is acceptable) and design of tree and shrub pits.

Although further information regarding the Remedial Strategy was submitted, it did not address all of the matters which had been raised.

Confirmation, however, has been provided that the PRA and Site Investigation elements are satisfied, subject to the Environment Agency's approval.

Highways Services- **PARKING PROVISION**

It is noted that car ownership amongst residents in the young peoples' accommodation is likely to be very low and as such, the quantum of provision is considered acceptable and will cater for any staff/visitor demand.

Additional detail has been provided re. sports-pitch/community hub parking provision. Highways are satisfied with the level of parking provision on the basis that on-site operations and associated parking management would be taken forward within the Community Hub Operational Management Plan.

TROs in order to maintain sufficient visibility for any overspill parking on-street during busier periods are sought. Highways also request that an Operational Management Plan is conditioned with any approval in order to manage traffic and parking demand during busy events.

The internal proposed layout is considered to be acceptable.

CYCLE PARKING

Any cycle storage provision must be sheltered and secured. The level of provision for the apartments is acceptable. Whilst the level of provision for the youth sports community hub initially ongoing parking demand must be monitored (with additional provision provided where necessary), as part of the Travel Plan.

OFF-SITE HIGHWAYS WORKS

Highways accept that the proposed Mount Road access junction, and that proximity to the Grange School access would not result in vehicle/pedestrian conflicts, should the junction be supported by double-yellow parking restriction TROs. Reinstatement of redundant vehicular access points together with footway resurfacing works around the site boundary at Mount Road and Wembley Road is needed. Additional double-

yellow TROs have been proposed at key locations, together with the Mount Road and Wembley Road access junctions.

The proposed Wembley Road access will require relocation of an existing (northbound) bus stop. The applicant has contacted TfGM Shelters Team with regard to Wembley Road (northbound) bus stop relocation which has been located north of the new Wembley Road site access. This is considered acceptable by Highways.

Works also include provision of a new uncontrolled pedestrian crossing facility at Wembley Road which would aid pedestrian movement between the site and Wembley Road bus stops.

Highways accept adequate visibility will be provided at the driveways accessed from Wembley Road. H-bar markings are also shown on submitted plans.

Plans indicate that the existing access to the most north-western corner of the site (from Mount Road) would be retained to serve the proposed pumping station (drainage).

The adopted estate roads will also require a 20mph speed limit Speed cushions are also proposed which is acceptable

The applicant has confirmed that the shared footway/cycleway to the south of the site is currently under review with regard to potential improvements.

REFUSE AND SERVICING

The applicant has confirmed that on-road refuse servicing will take place for both the community hub and young persons' accommodation and bins will not be placed out onto the footway to await servicing. The shown maintenance access allows for access to the sports pitches. All other deliver/servicing vehicles associated with the community hub or young persons' accommodations is likely to comprise transit van sized vehicles which could be accommodated within the associated car parks.

TRAVEL PLAN

Highways request that the development, submission, implementation and monitoring of a Full Travel Plan for all on-site uses should be conditioned of any planning consent.

CONSTRUCTION MANAGEMENT

Detailed advise is provided in relation to the content of a future CMP submission.

Conditions are recommended in relation to on and off site highway works including (footway resurfacing/TROs/bus stop relocation/Wembley Road crossing/potential shared footway cycleway improvements/Mannering Street pedestrian connections); Cycle parking; EV parking; CMP; an Operational Management Plan and Full Travel Plan.

Historic England – Have advised that part of the Nico Ditch is in fact Scheduled Monument ,albeit not the section that runs directly south of the site boundary.

Historic England has no objection to the application on heritage grounds, though they recommend that measures should be adopted for the mitigation of the impact of the

proposed development on the setting and significance of the Nico Ditch, such as the introduction of interpretational material, and recommend that any trees planted to screen the southern boundary of the proposed development should be of shallow-rooting varieties, to minimise the risk of roots impacting upon archaeological remains potentially associated with the Nico Ditch.

The application documents make it clear that the remains of the Nico Ditch lie immediately outside the boundary of the proposed development. There should therefore be no direct impact upon the heritage asset (though there might be some potential for it to be impacted by tree roots were other than shallow-rooting species to be planted to screen the southern boundary of the proposed development site), but there would clearly be some impact upon its setting. Though the setting of the earthwork would be changed in views from the south looking over the Ditch to the proposed development, the area to the south of the Ditch is already occupied by modern development. The overall impact on the setting of the heritage asset would therefore be low, and the harm to its significance also low and state the level of harm is unlikely to justify the refusal of planning permission.

In any case, the harm to the setting and significance of the Nico Ditch could potentially be mitigated by the incorporation of some interpretational material into the proposed development.

Sport England - Advise that there is currently insufficient information to enable Sport England to assess the application against the National Planning Policy Framework (NPPF), in particular paragraph 103, and Sport England's Playing Fields Policy, and they have therefore submitted a holding objection pending receipt of the information set out below. To enable them to assess the application and to make a substantive response they require the following information:

1. Proposed mitigation strategy as referred to in the submitted 'Sports Mitigation Position Statement December 2023'
2. All associated documentation with the above

Manchester Active – In principle MCRA support Melland Playing Field development, subject to an agreed mitigation strategy secured as follows:

1. The full cost of providing 4.5 ha of playing field at Debdale Park secured via s106 agreement.
2. Community Use Agreement for the reinstated pitches at Mellands to be prepared in consultation with Manchester Active and Manchester FA.

The contribution for off-site provision needs to address the appropriate costs.

MCRA have provided a pragmatic approach in accepting a net loss of 2.27 ha of playing field land due to strategic importance of Mellands scheme, with part mitigation proposed to be met from Debdale and return of some functional playing fields at Mellands deemed reasonable to support Manchester Playing Pitch Strategy shortfalls in the development area.

Should the applicant offer a mitigation strategy in line with the points above, MCRA would be supportive of the proposal, albeit a departure from MCRA's strategy position of protect, as it will help deliver Manchester's sport development objectives. This proposal is unique, and the mitigation is appropriate in line with above requirements.

Cadent – Advise they have no objection, but request an informative note is attached to any approval which advised that Cadent Gas Ltd own and operate the gas infrastructure within the area of the development, and there may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land.

United Utilities – Recommend that any approval has conditions attached to require the submission of a sustainable surface water drainage scheme and a foul water drainage scheme; that the drainage schemes are completed in accordance with the approved details and retained thereafter for the lifetime of the development; and that a sustainable drainage management and maintenance plan for the lifetime of the development is submitted before the occupation of the development.

United Utilities further advise that land drainage or subsoil drainage water must not be connected into the public sewer system either directly or by way of private drainage pipes. The applicant should be aware that they will not accept land drainage in any subsequent application(s) for a sewer connection and/or adoption. The submission outlines surface water will discharge to Nico Ditch to the south of the application boundary. There is therefore an expectation that no surface water will connect to the public sewer. The proposed drainage is acceptable in principle to United Utilities. However, a detailed solution is still required prior to commencement. They reiterate their earlier advice in regard to the recommended conditions.

Local Lead Flood Authority- Raised concerns with both the Flood Risk Assessment (FRA) and outline drainage layout provided. Additional information is required relating to calculations and details of the flood risk mitigation strategy.

GMAAS –Summarises that archaeological interests at the site are limited to the potential for archaeological remains associated with a presumed early Medieval feature known as the Nico Ditch, which runs externally but parallel and close-by the southern boundary of the proposed development site.

This section of the ditch is one of only three surviving sections. Very little is known about the ditch and its purpose, and groundworks associated with the proposed development present an opportunity to evaluate the presence/absence of any potentially associated archaeological features in the environs immediately north of the ditch that could be impacted by development. Based on discussions with the applicant's and their archaeological consultants, an approach has been agreed that would enable an adequate sample of the southern area of the site to be investigated via an archaeological Strip, Map and Sample excavation methodology. A Project Design (PD, formerly referred to as a Written Scheme of Investigation or WSI) has been compiled by Fenix Heritage and approved in principle by GMAAS in January 2024.

The PD sets out the archaeological background and potential of the site, appropriate aims, objectives and methodologies to implement a scheme of Strip, Map and

Sample excavation, and a detailed proposal for post-excavation analysis, reporting, archiving and dissemination of the results. Built into the PD is a contingency for a phase of more detailed and focused archaeological excavation if significant archaeology is revealed by the works, and also the potential for public participation on a volunteer basis, if circumstances allow.

There is potential for these works to be carried out pre-determination of the application, in line with the approved PD, though if timescales slip then they are minded to safeguard the programme of archaeological work via use of a condition attached to any forthcoming consent.

Further information was provided to GMAAS who are happy to approve the report,

GMEU - Have reviewed the Preliminary Ecological Appraisal and comments can be summarised as follows -

Bats

Recommend a condition is attached to any approval to require that the removal of the identified trees with roosts cannot take place until either a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified activity/development to go ahead.

Biodiversity Net Gain

Additional information is required to ensure acceptable species and details of the net gain.

Black poplar

The site supports a number of black poplar trees, some of which are scheduled to be removed. Black poplar, is a Greater Manchester Biodiversity Species and they would expect compensation of the loss of these.

Other species

The Appraisal makes precautionary recommendations for other species such as badgers, nesting birds, amphibians and hedgehogs. These recommendations should be included within any CEMP for the site, should permission be granted.

In conclusion, further ecological information is required before the application can be determined.

Advise that a Landscape and Ecological Management Plan (LEMP) be required by condition, should permission be granted.

Arboriculturalist - Have viewed the proposals and the proposed planting plan for the site and have no objections.

Tree Group 2 consists of several dead and dying specimens which have a history of falling on the public highway, and therefore the removal and replanting of these trees is necessary.

Environment Agency- Have no objection in principle to the proposed development.

A watercourse is also considered to be onsite along the eastern boundary but is likely to have been culverted.

Based on the information submitted, consider that planning permission could be granted for the proposed development as submitted, if conditions relating to a watching brief for unforeseen contamination, and a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes to be submitted and approved to detail to redundant boreholes are to be decommissioned be attached to any approval

The Environment Agency have also provided advice in regard to Model Procedures and Good Practice; on site waste; introduction of SUDS; piling and Penetrative ground improvement methods; dewatering and regulatory position statements.

Active Travel – Request the following is taken into account:

- The approach taken towards the development's connection to the surrounding streets and active travel routes.
- That improvements to existing and proposed active travel infrastructure will be required to enhance this development in conjunction with the works to be undertaken in proximity of the site on Matthews Lane and facilitate active travel modes to local schools.
- Recommend that for a community and leisure centre, open access to cycle storage would be more appropriate with security being derived from the spaces being well overlooked.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken.

The proposal type is listed in category 10 (b) Urban Development Projects of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. The regulations state that the threshold where a development is likely to have significant effects on the environment, by virtue of factors such as nature, size or location, are developments exceeding 150 dwellings, and where the overall area of the development exceeds 5 hectares.

At an overall area of 9.07 ha and the proposed creation of 303 residential units, the development exceeds the threshold of 1 hectare of urban development and the threshold of 150 units (i) and exceeds the 5 hectare in overall development area as specified by part (iii). Therefore, this planning application was accompanied by a Screening Request for the City Council to respond to.

A Screening Opinion was therefore, issued by the City Council on 9th February 2024. In coming to a formal opinion on whether an Environmental Impact Assessment (EIA) was required to support the proposed development, Manchester City Council, as Local Planning Authority, took into account all of the information contained within the planning application including the site location plan, accompanying plans and all the supporting information.

A full assessment of all of the potential impacts was completed and it was concluded that this development would have some impact on the surrounding area. However, it was judged that these would not be significant and so would not warrant a formal Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, was that an Environmental Impact Assessment was not required in this instance.

Policy

Legislative and Policy Context

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024.

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Paragraph 1.43 states that the plan has adopted a 'brownfield preference' through its policies. Policy JP-S1 relating to sustainable development reflects this, stating that 'preference will be given to using previously developed land and vacant buildings to meet development needs'.

Paragraph 1.52 highlight's that the Places for Everyone plan supports Greater Manchester's drive to be carbon neutral by 2038. To meet this carbon commitment, Policy JP-S2 encourages the delivery of nature-based solutions and biodiversity net gain.

Policy JP-S4: Flood Risk and the Water Environment supports an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by (amongst others) expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible and designing suitable sustainable drainage systems.

Policy JP-S6: Resource Efficiency supports measures to achieve promotion of overall reduction in level of waste produced include, using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

Policy JP-P2: Heritage recommends that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are

protected from harm, including (amongst others), historic transport routes including the canal network.

Policy JP -C1 seeks to delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure.

Policy JP -H1 relates to the Scale, Distribution and Phasing of New Housing Development, and states that the new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of key assets.

Policy JP -H2 relates to the Affordability of New Housing states that substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through:

1. Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases.
2. Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability.
3. Support provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities).
4. Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing.
5. Increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low income households.

Policy JP-P7 seek to correct and enhance a network of high quality and accessible sports and recreation facilities, supporting greater levels of activity for all ages, including by: 1. Creating a public realm that provides frequent opportunities for play and that all ages can enjoy together;

2. Where appropriate setting out more comprehensive and detailed recreational standards and standards for provision for designated play areas in district local plans, having regard to existing and future needs;

3. Requiring new development to provide new and/or improved existing facilities commensurate with the demand they would generate. The provision of sports facilities will be determined by individual local authorities through an evidence based approach;

4. Locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity;

5. Protecting and enhancing the public rights of way network, including to: a. Provide safe and attractive routes to sports and recreation facilities; b. Improve access to, and connections between different parts of, the green infrastructure network across Greater Manchester and beyond; c. Expand the network of strategic recreation routes offering longer distance opportunities for walking, cycling and horse-riding; d. Provide everyday options for green travel;

6. Encouraging the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up to date Local Authority Sports Needs Assessment, and made available for community use where possible

Relevant Local Policies

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved and 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 as directed by the National Planning Policy Framework (NPPF). Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF also refers to this requirement. The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principles' - one of the key spatial principles is the emphasis on the creation of neighbourhoods where people choose to live, providing high quality and diverse housing, in a distinct environment. New development should maximise the use of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport. (The element of this policy related to use of natural resources and reuse of previously development land is superseded by Places for Everyone policy JP-S1). The proposal would contribute towards meeting housing growth in the City and contribute to local housing provision in an existing residential neighbourhood. Consideration has been given to minimising the impact on existing local residents along with promoting a sustainable development.

Policy T1 'Sustainable Transport' seeks to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking. (The element of this policy related to use the broad hierarchy of road uses is superseded by Places for Everyone policy JP-C1). The proposal is located in an area where there is access to public transport modes, including regular bus services. The scheme includes the provision of cycle storage and electric charging points. These aspects of the scheme would be conditioned. It is considered that the scheme would accord with the broadly aspirations set out in policy T1.

Policy T2 'Accessible areas of opportunity and needs'. It is considered that the proposed development is in a sustainable location and is close to forms of public transport includes bus services within walking distance on Mount Road and Melland

Road and would not have a significant impact on the local highway network and encourage the use of other forms of transport.

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the city between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the City will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H1 prioritises residential development on previously developed land, in particular through the re-use of vacant housing or other existing buildings. The development will form a medium density residential scheme (30 dwellings per hectare) within an area of East Manchester that is expected to accommodate housing growth. Consideration has been given to the access and the layout of the housing along with the re-use of the site. In addition, the proposal will also provide accommodation which will be attractive to a diverse range of housing needs through varying accommodation size. The proposed accommodation would comprise a mix of 2,3- and 4-bedroom houses, and 36, 1 bedroom apartments.

Policy H4 'East Manchester' states that over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority given to family housing, and other high value, high quality development where this can be sustained. The proposed development would accord with policy H4 by facilitating the delivery of a mix of 2,3- and 4-bedroom family accommodation and 1 bedroom apartments. The residential development will provide high-quality homes to support the economic growth of the area and redevelop an underutilised site in what is a sustainable location. There is a continued demand for Manchester to provide quality homes to support its economic growth and increased population. The proposed residential development will help to meet the recognised demand for high quality housing that meets the needs of the local community, including families. As such, the delivery of 303 new homes will contribute to MCC's annual housing delivery target.

Policy H8 'Affordable Housing' states affordable housing contributions will be considered of 0.3 hectares and 15 units or more

The proposed development would include 11 dwellings for affordable rent and 49 dwellings for shared ownership provided via a Registered Provider (mix of 2,3, and 4 bedroomed accommodation), together with 36, one bedroomed apartments by the developer. As such 96 affordable dwellings (including grant funded units) would be brought forward on the site (31.7 %).

Further details will be provided in the main body of the report in this regard.

Policy EN1 'Design principles and strategic character areas'. states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in

which the development is located. The proposed development has addressed the principles set out in policy EN1.

Policy EN3 'Heritage' throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre. (The element related to new development being designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings registered parks and gardens, conservation area and archaeological remains is superseded by Places for Everyone policy JP-P2).

The proposed development site contains no heritage assets and is not located within a Conservation Area. It is, however, in close proximity to Nico Ditch which is an Ancient Monument which lies alongside the southern boundary of the site. It is not considered that the proposed development would adversely impact on the character of the Nico Ditch and that measures can be put in place as part of a construction management plan to safeguard the 'ditch' during the construction period.

Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon development' seeks to ensure that the use of building materials with low embodied carbon in new development and refurbishment schemes, and the use of low or zero carbon energy generating technologies. (Elements within policy EN4 have been superseded by Places for Everyone policy JP-S2). The Energy and Sustainability Statement suggests a fabric first approach, with the use of renewable technologies to enable further carbon reduction within the development to accord with the aspirations of policy EN4.

Policy EN6 'Target framework for CO₂ reductions from low or zero carbon energy supplies' states that any energy statement will be required to be submitted at the outset of any proposed development, and developers will be permitted to use green infrastructure elements to contribute to compliance with CO₂ mitigation, subject to the energy statement incorporating evidence to demonstrate compliance. (Elements within policy EN6 have been superseded by Places for Everyone policy JP-S2).

The application is accompanied by an Energy and Sustainability Statement which advises that to meet the challenging demands associated with sustainable development an approach utilising a number of measures including "fabric first" and renewable energy options is considered the most effective and efficient way of delivering an energy saving development that can meet housing needs and reduce CO₂ emissions during the life cycle of the buildings. The development, delivery of building will be subject to Part L of the Building Regulations which have exceeded Manchester City Council's Core Strategy Policy EN6 from June 2022.

Policy EN 8 'Adaptation to Climate Change' states that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. (Specific elements relating to flood risk and linked diverse green spaces within policy EN8 have been superseded by Places for Everyone policies JP-S2, JP-S4 and JP-G8).

Policy EN9 'Green Infrastructure' states that development should maintain green infrastructure in terms of its quantity, quality and function. Developers should enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

This is a grassed site formerly used as playing pitches. There are, however, opportunities to create improved areas of green infrastructure as part of the development proposals in the form of well sized amenity spaces for the proposed apartments and garden areas for the dwellinghouses, together with the re-provision on site of two grassed pitches, and off-site soft landscaping provision at Godfrey Erman.

Policy EN10 'Safeguarding Open Space, Sport and Recreation Facilities' outlines that the Council will seek to retain and improve existing open spaces, sport and recreation facilities. Proposals on existing open spaces and sport and recreation facilities will only be permitted where equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or the site has been demonstrated to be surplus for its current open space, sport or recreation function or the development will be ancillary to the open space, sport or recreation facility and complement the use or character. The site falls within the City Council's Open Spaces Audit of 2009 and is referenced as Sports Field. The issue of the loss of the former pitches is covered in the report below.

Policy EN11 'Quantity of Open Space, Sport and Recreation' is also of relevance in that the Council will seek the provision of new open space, sport and recreation facilities, in particular where there is a quantitative shortage of a particular use per head of population, including any increase of population created by the new development is identified in the area; or significant levels of development are proposed including within the Strategic Housing Location. The assessment of the scheme in relation to this policy is discussed in detail within the Issues section of the report below.

Policy EN 12 'Area priorities for Open Space, Sport and Recreation' states that 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 which are relevant to this area of the city :

-Central area: improve accessibility to nearby open space and facilities as well as address deficiencies where possible.

Policy EN14 'Flood Risk' advises that in line with the risk-based sequential approach, that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk

Assessment (SFRA). Furthermore that a Flood Risk Assessment will be required for development on sites greater than 0.5ha within Critical Drainage Areas.

(The element of the policy relating to new development minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) has been superseded by Places for Everyone policy JP-S4).

This site is in Flood Zone 1 and the issue is dealt with in greater detail elsewhere in this report. Furthermore, while the site area is below the referenced threshold and a Flood Risk Assessment and Drainage Strategy accompanies this application.

Policy EN15 'Biodiversity and Geological Conservation' states the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City, with particular consideration to sites of biodiversity value including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs). Policy EN15 requires developers to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Measures to respond to ecological enhancement and biodiversity are considered in detail elsewhere in this report.

Policy EN16 'Air Quality' states the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas. (The element of the policy relating to traffic routes has been superseded by Places for Everyone policy JP-S5).

The proposed works have the potential to lead to temporary impacts to air quality due to dust creation as part of the remediation and construction processes to be undertaken. The proposal would not compromise air quality and would incorporate measures to minimise dust from the construction process and car usage during the operational phases in the form of Electric Vehicle Charging points. Measures to manage air quality impacts during construction process would be fully addressed as part of the construction management plan for the site.

Policy EN18 'Contaminated Land' states that the Council will prioritise remediation of contaminated land. The applicant has provided details relating to ground conditions and further investigative work would be needed to confirm the findings of the provisional details and determine the levels of mitigation required. This matter is considered in detail elsewhere in this report.

EN19 'Waste' states proposals must be consistent with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). The applicant has a waste management strategy for the site which will ensure that

residents adhered to recycling principles. Compliance with this strategy will form part of the conditions of the planning approval.

Policy DM1 'Development Management' all development should have regard the following specific issues:

- 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 proposals which would be sensitive to existing environmental conditions, such as noise;
- 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;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.

These matters have all been considered and assessed as part of the detailed analysis of the application. In addition to the proposal has been assessed against the Council's space standards. As set out within the issues section of this report below, the application is considered to accord with these policies.

Saved UDP Policies

Saved policy GO4 states that the Council will protect the line of the Nico Ditch from the effects of harmful development.

Saved policy DC7 advises that the Council will negotiate with developers to ensure new housing is available at ground floor level to people with a disability. All new developments containing family homes will be expected to be designed so as to include safe areas within which children can play.

Saved UDP policy DC20.1 (Archaeology) advise that the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings. In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city and will consider the effect of new development proposals that are likely to be generators of noise. Conditions will be used to control the impacts of developments.

Other material policy considerations

Manchester's Playing Pitch and Outdoor Sport Strategy

The Playing Pitch and Outdoor Sport Strategy indicates that for football there are current grass pitch capacity shortfalls for youth 11v11 pitches (Central and South analysis areas). Furthermore, that additional capacity shortfalls will be created for adult pitches (North and Central analysis areas) youth 11v11 football pitches (North and Wythenshawe analysis areas), youth 9v9 pitches (North and Central analysis areas) and mini 7v7 pitches in the Central Analysis Area when accounting for future demand.

The strategy suggests that these grass pitch shortfalls for football can generally be alleviated with pitch enhancements as part of sports development initiatives. Furthermore, for most sports the future demand for provision identified in Manchester can be overcome through maximising use of existing pitches through a combination of:

- Improving pitch quality in order to improve the quality of such provision (i.e., through increased maintenance or improved drainage) will increase capacity at the sites and as a consequence reduce both current and future shortfalls.
- Transferring demand from overplayed sites to sites with spare capacity.
- Reinstating disused / unused sites where there is a need to do so in order to help alleviate future shortfalls.
- Replacement of Artificial Grass Pitches (AGPs) at end of life.
- Where possible, strategically and sustainability transfer football demand from hockey suitable AGPs, particularly within the South Analysis Area, to 3G pitches to release capacity for the growth of hockey.
- Securing long term community use at school sites.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.

These documents reflect and provide guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

Manchester Residential Quality Guidance (2016)

This is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

Make it Manchester;
Make it bring people together;
Make it animate street and spaces;
Make it easy to get around;
Make it work with the landscape;
Make it practical;
Make it future proof;
Make it a home; and
Make it happen.

Providing for Housing Choice – Supplementary Planning Document and Planning Guidance (2008)

This document sets out in detail the Council's Affordable Housing Strategy and sets out the rationale for the target proportion of affordable housing and tenure mix.

Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015)

Adopted in 2015, the vision for the strategy is that 'by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. There are four objectives in order to achieve this vision which relate to quality and function of green and blue infrastructure; its use as a component of new development; improving access and connectivity and promoting wider understanding and awareness of its benefits.

Residential Growth Strategy (2015-2025)

The Strategy aims to ensure that there is the right quality, mix and type of housing in the right locations to meet demand and changing demographics, develop neighbourhoods of choice and improve equality amongst the City's residents in terms of housing choice, quality and affordability in order to develop strong communities.

Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020):

In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are well documented and work towards the city becoming zero carbon by 2038, significantly accelerated from the original target of 2050.

A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.

On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020-2025. The five-year framework

sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 and subsequently revised September and December 2023 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way. Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless: - The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 5 'Delivering a sufficient supply of new homes' states that in order to support the Government's objective of significantly boosting the supply of homes, 'it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay' (paragraph 60). With regards to affordable housing, paragraph 65 states that where major developments are proposed involving the provision of housing, planning policies and decisions should expect at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

Section 8 'Promoting Healthy and Safe Communities' states that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings (paragraph 96) which promote social interaction, be safe and accessible and enable and support healthy lifestyles.

Section 9 'Promoting Sustainable Transport' states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health' (paragraph 109). Furthermore, that developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 115). Within this context, applications for development should:

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or

other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations (paragraph 116).

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed (paragraph 117).

Section 11 'Making effective use of land'. The NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Paragraph 124, (c) sets out that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Section 12 'Achieving Well Designed Places' sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) Are visually attractive as a result of good architecture and appropriate landscaping;

c) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;

d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and

f) Create places that are safe, inclusive and accessible and which promote health and well-being.

The NPPF is clear that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Conversely, significant weight should be given to :

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.(paragraph 139).

Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used) (paragraph 140).

Section 14 'Meeting the challenge of climate change, flooding and coastal change' – seeks that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. (Paragraph 157).

Section 15 'Conserving and Enhancing the natural environment' states that planning decisions should contribute to and enhance the natural and local environment by protecting valued landscapes, sites of biodiversity, minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability and remediating contaminated land (paragraph 180).

Section 16 'Conserving and enhancing the historic environment' states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. NPPF defines designated heritage assets as: 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'.

The proposal lies to the north of Nico Ditch which is an Ancient Monument. Reference is made to the above as context to the proportionate consideration of the issues concerning consideration of a designated heritage asset.

NPPF also adds that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 206). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or

relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Planning Practice Guidance (PPG)

The relevant sections of the PPG are as follows:

Noise

This section states that Local Planning Authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design

This section states that where appropriate the following should be considered: • layout – the way in which buildings and spaces relate to each other

- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from

Health and Well Being

This section states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation); Travel Plans, Transport Assessments in Decision Taking This section states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Section 66 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

For the reasons that are set out in this report the specific statutory duties concerning planning proposals affecting Listed Buildings or their settings are engaged.

Section 17 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 of Development

The principle of residential development on this site with associated mitigation relating to sporting and community re-provision is considered to be acceptable. There is a well documented need for housing in Manchester, clearly identified in the Councils Housing Strategy amongst others.

To support existing and future residents, playing pitches/sporting facilities have a key role and this proposal includes both on site provision and an off site contribution.

In line with the requirements in the NPPF and local policy, the mix of housing has been designed to take into consideration existing and future housing needs in this area of the City. The proposed scheme includes 267 dwellinghouses with an additional 36 one-bedroom independent living units allocated for young people managed by Centrepoint. The housing mix includes range of two, three and four bed houses.

All relevant issues are fully considered within the following report including the impacts on sport and recreation and the requirement for affordable accommodation. The proposed scheme includes the re-provision of on site sports pitches as well as other associated sports infrastructure on site together with a financial contribution to provide two off site full sized grassed sports pitches. This is to provide improved facilities in the context of the existing playing pitches which have not been in use for a period of at least five years for a portion of the application site and in excess of ten years for the remainder of the site.

The apartment block is bespoke accommodation to meet the requirements of Centrepoint. It has been specially designed as independent living accommodation

which will provide 36 studio apartments for young people aged 18–25. The independent living accommodation is specifically designed for young adults who are leaving the care system at 18 years old and are at risk of homelessness. The young adults will be in full time employment or education. As such, the accommodation is intended to be a stepping-stone to longer term stable housing. The accommodation is in the form of 1 bedroom studio apartments equipped with an en-suite and a shared lounge kitchen. The units are designed for single occupancy. This scheme would be only the second project of its kind developed by Centrepoint and the first outside of London.

Centrepoint who would be managing the apartment accommodation, is a charity connected with ending youth homelessness. They currently support 15,000 homeless young people across the country. Centrepoint work with councils, construction partners and funders to deliver low-cost, high-quality housing for young adults. They are committed to providing opportunities for young people in need, and their staff members are experienced in delivering housing schemes that enhance local communities.

The proposed Independent Living development is a unique offer that allows young adults in employment to move into safe, self-contained, starter homes. The 36 apartments that are being proposed are not supported housing or a hostel, but studio apartments.

Redevelopment and reuse of former playing pitches

The application site is owned and managed by Greater Manchester Youth Federation (GMYF) and has not been in full active use for a number of years and was completely closed before the pandemic in 2020. GMYF have stated that this was due to a variety of financial challenges including increased running costs and falling demand and revenues from pitch hires.

Supporting documentation states that the western part of the site has lain vacant and disused for approximately 5 years (last played in April 2019), but previously accommodated 3 adult football pitches and 2 youth football pitches. Furthermore, that the eastern part of the site has lain vacant and disused since 2013 (approximately 10 years). This proportion of the site previously housed several full sized pitches.

A sports hall with changing facilities was demolished in 2020 due to having been underused and being an anti-social behaviour target, which led to health and safety issues.

As stated above from April 2019 the remainder of the pitches have also been out of use and the applicant states that this is due to a lack of interest from local clubs, amongst other reasons.

GMYF have advised that they can no longer operate a financially viable model for the number of pitches which have historically been located on site and therefore alternative options have been considered in order to retain the use of part of the site for football and deliver a new youth, community and sports hub.

Paragraph 103 of the National Planning Policy Framework (NPPF) is the most up to date policy for assessing the loss of open space and outdoor recreation stating that: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy EN 10 of Manchester's Core Strategy states:

The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people.

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and:
 - it could not fulfil other unsatisfied open space, sport or recreation needs, and
 - a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

The site is not allocated within the Development Plan as open space due to the site being privately owned. However, it is also recognised that playing fields/sports facilities are an important, and a key consideration is the mitigation being afforded to re-provide the facilities. By virtue of its last known use, it does, however, fall under the above policy and one of the above exception criteria must be met if development is to be acceptable in policy terms.

As the Playing Pitch and Outdoor Sport Strategy has not identified a surplus of pitches in Manchester, there is a requirement to replace those that had been on site previously, either of equivalent or better provision.

The applicant has liaised with Manchester Active with regards to the needs set out in the Playing Pitch strategy. The scheme submitted includes mitigation that replaces with better provision which accords with the exceptions set out in the NPPF and the Development Plan. At the time of the planning submission Sport England were a statutory consultee, and it is important to acknowledge Sport England's response to the application. However, during the time which has elapsed during the consideration of the application, not only is the site not currently in use as a playing field, but it has also now not been in such use for more than 5 years. It is also not allocated in the Development Plan as a playing field, and the proposal does not involve the replacement of a grass pitch with an artificial surface. As such Sport

England would not now be a statutory consultee for this application, but full regard has been had to their comments, which have formed part of the consideration of this application., together with the guidance from Manchester Active

Officers are also satisfied that the proposed development does not trigger a requirement to refer the application to the Secretary of State in the event that Committee resolve to approve the application.

It is acknowledged that mitigation for the loss of a disused playing field is set out in Sport England's own Playing Fields Policy, and in accordance with the Playing Pitch and Outdoor Sport Strategy, Manchester Active has advised that there is the potential for a sufficient package of replacement/enhanced facilities. The full details of these facilities relate to new sports provision on site as well as a financial contribution to be used off site at Debdale Park and the applicant has agreed to meet these requirements. The final details of this package of works, including the off-site contribution would be subject to a legal agreement. The finalised details are being discussed with the applicant for the purposes of the legal agreement.

Two full sized football playing pitches for youth football, together with a combined netball and basketball court together with a cricket strip (20m x 3.5m) have been agreed to be provided on site.

Although these would be located on an area formerly occupied by pitches, there are no functional pitches currently on site. Feasibility work has also been undertaken on replacement playing field sites in the Mellands catchment area, and a site within Debdale Park has been identified as being suitable for the provision of two pitches.

This is considered acceptable, being in accordance with the planning policy framework. The mechanism for securing the mitigation would be through a 106 agreement.

It is acknowledged that the on-site provision together with off site proposed works would not result in an equal amount of re-provision if the extent of total area of land currently available on site was to be replaced. Indeed, it has been demonstrated by the applicant that it would not be financially viable to replace that amount of playing pitch land to an acceptable qualitative standard. However, it must be noted that the re-provision on site would be a qualitative improvement over the existing and it must be noted that there are no playing pitches actually in use and none have been for a considerable period of time. Significant investment would be required to bring any of the existing application land back into playing pitch use.

The loss of the total area of playing pitch provision (although not in use) must also be weighed against the overall benefits of the proposed scheme delivering family housing, affordable housing as well as bespoke young person's accommodation, green infrastructure including tree planting and other landscaping, energy efficient housing as well as the replacement sports facilities.

It is considered that the on and off site mitigation measures form an acceptable package of works in the overall context of the outcomes being delivered. A condition is proposed to be attached to any approval to require the provision of the pitches prior to the first occupation of the dwellings.

Youth, Sports and community Hub

The proposed sports, youth and community facilities which would be owned and operated by Greater Manchester Youth Federation (GMYF) and would comprise:

- two no grass football playing pitches which is for youth football and can be played as 11 v 11, 7 v 7 or 5 v 5.

- Ancillary netball/basketball court and cricket wicket;
- A youth, sports and community hub, providing a space for a range of different youth- led activities and programmes ran by GMYF including access for community clubs and organisations to host their own events particularly in the day time (excluding school holidays). The community aspect of the hub is intended to be a multi-generational offering and not restricted to young people.

GMYF have stated that the football pitches and ancillary facilities (netball / basketball court and cricket wicket) will be made available for use to:

- Local grass root football clubs for young people and to affiliate with GMYF and
- Clubs who are affiliated to GMYF

GMYF have stated that they aim to provide a ratio of one staff to every 10 young people using the hub depending on behavioural standards. If behaviour requires more staff these would be provided. Furthermore, that staff for the youth element would be employed by GMYF and would not be expected to be involved with the community use as they would be trained professional youth workers.

In relation to the use of the community hub, this will be under the control of the Hub Manager who would facilitate the cleaning, booking and use of rooms.

The youth, sports and community hub would have 1012.5 sq.m. of floor area.

The submitted documentation states the community hub would be open as and when required 5 days a week, but it is not anticipated that it would open earlier than 10 a.m. nor close later than 10p.m. GMYF have indicated that it may be possible to allow trusted community groups to have access at the weekends.

The Youth element would be open for the use of young people from 3pm to 7pm each day Monday to Friday for the first 2 years with a view to expanding those hours of operation in the future. The youth hub would also be made available for Holiday Activities when it is anticipated it will be used 10a.m. to 4p.m. during school holidays. It is also envisaged by GMYF that the sport pitches provision would operate for a maximum playing time of 4.5 hours per week and outside of that would be for ad hoc use subject to maintenance programme. The ancillary sports facilities (netball / basketball court and cricket wicket) would be available for use to those affiliated with GMYF outside of hours where the pitches provision are in use, subject to agreement with GMYF.

In view that the hours of use of the proposed Youth Sports Community Hub are not yet finalised, it is recommended that a condition relating to a requirement for the hours of operation to be submitted for approval before the Youth Sports Community Hub is occupied is attached to any approval. This would enable GMYF to take a view on the extent of the hours of use in future years.

Affordable Housing

Policy H8 sets out how developments should respond to the 20% contribution of affordable housing across the City. Using 20% as a starting point, developers should look to provide new houses that will be for social or affordable rent with a focus on affordable home ownership options. Any requirement or not for affordable housing will be based upon an assessment of a particular local need, a requirement to diversify the existing housing mix and the delivery of regeneration objectives.

The application has been accompanied by an Affordable Housing Statement, which outlines that the viability of the scheme has been considered in line with best practice and as such a Viability Assessment is submitted for consideration.

36 one bedroomed apartments for social rent would be developed by the applicant thereby delivering 12% affordable units. These units would be transferred by the developer to Centrepont at a reduced cost. Centrepont states in the submitted Centrepont Operational Statement that they would be happy to receive nominations directly from MCCs housing department, on the basis that the nominations/referrals must meet their age and working young person criteria. In addition, strategic housing officers have recommended that a rent cap set at LHA be put in place to protect against future rent increases beyond what would be considered to be an affordable unit.

A condition is recommended to ensure the delivery of the affordable homes in accordance with the Affordable Housing Statement, and these dwellings will be secured by s106 agreement, It is also recommended that the units in any legal agreement, include reference to nominations/referrals from MCC housing, and for retesting/reconciliation in future.

In addition, the applicant has, been able to agree the provision of affordable housing with a Registered Housing Provider. The proposed development would include 11 dwellings (7, two-bedroom and 4, three-bedroom units) for social rent. The homes will go through Manchester's preferred lettings system, to be agreed between Manchester City Council and the Registered Provider prior to occupation.

Furthermore, 49 dwellings (22, two bedroom, 23, three bedroom and 4, four bedroom houses) for shared ownership provided via a Registered Provider (60 dwellings in total). The Shared Ownership homes will be available for those who meet the requirements of Homes England's Capital Funding Guide.

As such 96 affordable dwellings (including grant funded units) would be brought forward on the site (31.7 %).

The design of the overall proposal is such that it would be tenure blind, which is welcomed. To support the Registered Housing Provider's future management of the new homes the units would be largely co-located with areas in proximity to the proposed pitches in the west of the site and the east of the sit close to Wembley Road.

The delivery of new homes, the mix of tenures and the partnership with Registered Housing Provider meets a key component of the Council's objective for new homes in the city.

Siting / Layout

The development has been designed with the apartment block located to the western end of the site in proximity to the playing pitches, and the proposed youth sport community hub building. The green space around the block would provide amenity space for the future occupants. Vehicle parking for the apartments has been located to the front bounded by landscaping.

The location of the apartments has been specifically chosen to have a main road frontage and adjacent to the new youth and community centre, so as to encourage the future young occupiers to be connected with the local community.

The wider residential element of the proposed development is set out with houses having a street frontage with small front gardens, and larger gardens to the rear. The layout of the residential element incorporates natural surveillance through the placement of streets and dual aspect homes.

The houses are in the form of short terraces of dwellings and semi-detached houses, which are appropriate and in character within the wider area. Bin storage is shown in the rear gardens of the dwellings with gated routes between properties to enable bins to be brought to collection points on the street. The bin storage to serve the apartments lie to the west of the access to the parking area.

The homes have been designed to meet the Council's clear design aspirations and requirements as set out in the Residential Quality Guide. The dwellings have been designed with consideration to the space standards outlined in the Manchester Residential Quality Guide.

In line with the Residential Quality Guidance and the Guide to Development in Manchester, the new buildings and their key architectural features along with the proposed tree planting, hedging and landscaping to front garden areas, would contribute positively to the street scene. Off street parking in the form of driveways are proposed to the dwellinghouses.

The proposed gardens, and amenity spaces for the apartments would provide an opportunity for residents to benefit from outdoor living and to meet and socialise, helping to create a new community within the development. The site is within easy walking distance of local amenities, as well as public transport links to larger district centres and the main retail facilities in Longsight and Gorton and the city centre.

The closest location to existing residential properties is to the north on Mannering Street and Wembley Road, and on Bratton Drive to the south of the site. The potential impacts on residential amenity are discussed in more detail below, however in relation to the siting and layout of these properties, the positioning and orientation of the new properties are considered to be acceptable. The siting and layout of the development maximises the relationship with the adjacent road network. The siting and layout, provides a logical arrangement and is considered to be in accordance with the development plan.

It is clear that design principles take account of matters including privacy, overlooking and daylight and sunlight.

Scale / Massing

The scale of existing buildings in the immediate surroundings consists of predominantly 2 storey housing. Taking account of this context and the urban design objectives of providing appropriate scale frontages onto the surrounding streets, the proposed family houses would be two storeys in height to compliment the scale of the existing houses around the site and the apartment block would be three storeys in height and located in proximity to the part two, part single storey Youth, Sport and Community Hub building within the west of the site. The alignment of the properties would also reduce the impact from massing.



The height of the proposed buildings within the development are considered appropriate given the location within the area. The scale of the development responds appropriately to the scale of the existing developments in the area and is considered to be acceptable in this location.

Appearance

Policy EN1 of the Core Strategy states that opportunities for good design, that enhance the overall image of the City, should be fully realised. This is reiterated within the Guide to Development in Manchester SPD along with the NPPF. It is considered that the design of the proposed development has incorporated the key characteristics of the surrounding area.

The Youth and Community Hub and dwellings have been designed to complement and enhance the existing environment. The new homes would be contemporary in design with headers, cills and a band course to provide detailing within the proposed elevations. Whilst the proposed Youth and Community Hub would include the use string courses and feature areas of green brickwork, with the use of blue metal surrounds around identified windows at first floor level and two shades of red multi brickwork. The Hub building would also incorporate areas of landscaped vertical green walls.

Traditional materials would also be used for the dwellinghouses, including three red multi brick types with detailing to form header and cills in a buff brick and a band course in a smooth red brick, and grey roofs tiles with dark grey window frames, which reference themselves to the local vernacular without being a pastiche.

It is recommended that a materials condition be attached to any approval to ensure the type and colouration of the proposed materials.



Residential dwellings



Youth Sport Community Hub



Residential Amenity

Residential properties are located to the north on the opposite side of Mannering Street, to the east on Wembley Road and to the south of Nico Ditch on Bratton Drive. The minimum distance between the existing dwellings and the proposed houses facing onto Mannering Street would be 15.4m where properties are opposite each other, with a distance of 13.6m between gables of the proposed and existing dwellings in proximity to no.20 Mannering Street. There would also be 9.8m between the gable of no.48d Wembley Road and the gable of the proposed dwellings which would lie to the south and front onto Wembley Road.

Due to the separation of the dwellings on Bratton Drive by Nico Ditch and footpath cycleway, and the highway within the proposed layout the proposed development is not considered to give rise to significant impacts in regard to loss of privacy.

As two of the proposed house types have bathroom windows to side gables it is recommended that a condition be attached to any approval to require the use of obscure glazing, and that be retained to safeguard the privacy of the occupiers and neighbouring properties.

As the site has not been in use for some time, it is inevitable that the development would have some impacts. This includes noise from site remediation, construction and once operational. It is not considered the levels of noise would be to such an extent to cause unacceptable harm, and that conditions set out in the report would enable those aspects likely to give rise to residential disamenity, to be effectively managed for the temporary period of for example, the construction works. It is also noted that the former playing pitches on the site would have led to comings and goings which would have been concentrated at peak times.

The proposed development would spread arrivals and departures to the site, and any noise and disturbance would not be unduly harmful in this context. The use of conditions in relation to boundary treatments would also enable privacy issues to be appropriately managed.

The proposed boundary treatment to dwellings fronting onto Wembley Road would be railings above a plinth set between brick piers (similar in design to the treatment of properties on Mannering Street to the north of the site), 1.8m timber post fencing is

proposed to the rear garden boundaries to ensure security and privacy of the private usable amenity space. Acoustic fencing proposed to the eastern boundary of the proposed playing pitches, in association with 6m high football/cricket netting. A condition is recommended in relation to the submission of the finalised boundary treatment to the front curtilage of the proposed dwellings and apartments and the subsequent implementation of the approved details.

External Lighting

The scheme does not include any floor lighting to the playing pitches, but ducting for future lighting (should it be needed) is proposed.

Ground Conditions

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments. The site lies 109m east of a landfill site.

A Phase I and Phase II Geo-Environmental Assessment Report and Remedial Strategy are submitted in support of the planning application, together with a Supplementary Geo-Environmental Site Investigation.

The proposed development would involve redeveloping a site which has not largely altered since 1922, with the predominant use as sports pitches, with ancillary supporting buildings. Prior to this, several ponds have been identified on site, but these were removed by 1892.

With regard to the geo-environmental assessment, the overall risk to human health from on-site soil contamination is considered to be moderate / low, with the risk from off-site sources considered low. Controlled water risk is also considered to be low. An appropriately worded condition is recommended to ensure the development is implemented in accordance with the measures set out in the Phase I and Phase II Geo-Environmental Assessment Report and Remedial Strategy, together with a requirement for the submission of final verification assessments in order to comply with policy EN18 of the Manchester Core Strategy (2012).

Furthermore, the submitted reports suggest that the site is not considered to pose an unacceptable risk to controlled waters, and as such no specific remedial requirements for controlled waters are proposed.

The report concluded that UXO risks at the site are low / minimal, and therefore no further action has been recommended for the site.

Highway Related Matters and Car Parking

Policy T1 and T2 of the Core Strategy seeks to encourage modal shifts away from the car and locate new development that is accessible by walking, cycling and public transport. Policy DM1 goes on to state that traffic generation and road safety must be considered as part of new developments.

The Site is in an accessible location, within close proximity to several modes of sustainable transport with bus stops located within the immediate vicinity of the site Mount Road (3 services) and (2 services) Wembley Road. Ryder Brow train station is also located approximately 730m northeast from the site, which provides regular and frequent train services to Manchester.

To accommodate the Wembley Road access to the scheme, it is proposed to relocate the existing northbound bus stop on Wembley Road approximately 50 metres to the south. This would bring the bus stop closer to the existing southbound bus stop, with both stops being accessible either via the main site access from Wembley Road or via the pedestrian link to the south.

A traffic free footpath/cycleway route also runs to the south of the site. Although comments relating to improvement works to this route have been noted the proposed development would provide an alternative route through the site from Mount Road to Wembley Road which could be used by cyclists.

A Transport Statement (TS) indicates that there would be no operational issues associated with the proposed site layout and that the access arrangements proposed would be sufficient to adequately serve the proposed development.

It is recommended that a highway works condition be attached to any approval, which would include any requirements for traffic regulation orders.

The Transport Statement concludes that no operational assessment is considered necessary at the Mount Road and Matthews Lane junction.; However, notwithstanding the above, operational assessments have been carried out at all off-site junctions, which show that the proposed development would not result in any significant increase to queuing and delay at the existing junctions within the study area and that the operation of these junctions would not be materially affected by the proposals.

In regard to the Mount Road / Matthews Lane junction, the operational assessments also show that the proposed development would not materially impact on the proposals for this location associated with the Levenshulme and Burnage Low Traffic Neighbourhood Scheme.

The scheme includes two primary access points; one from Mount Road located towards the northwest corner of the site and one from Wembley Road located just north of Harlow Drive, with driveways taken from the proposed internal road layout. The existing access to the site from Mount Road would also be retained to provide access to surface water pump facility which would be needed in connection with drainage arrangements at the site. A section of the northern part of the site has been restricted to cycle and pedestrians to reduce any potential for 'rat running' through the site.

Pedestrian connection to Mount Road and Wembley Road, Nico Ditch, and Mannering Street are proposed.

All houses would have off street parking provision , with 4 spaces for the Centrepoint accommodation, (including accessible spaces).

The youth sport and community hub facility would have 40 secure car parking spaces (4 accessible spaces) and 20 secure cycle parking spaces for visitors to utilise during operational hours.

The houses would all have electric vehicle charging points, and the proposed Youth Sport Community hub would have 10 electric vehicle charging points, 2 of which would serve accessible parking spaces.

It is proposed to condition the final details for cycle storage in regard to the dwellinghouses, so that an acceptable approach is undertaken at the site.

This level of car parking, cycle parking and electric vehicle charging points is considered to be appropriate to the scale, location and nature of the development. It is recommended that this aspect of the scheme is conditioned. There will be off-site highways work required as a result of the development. This is necessary to achieve the vehicular access points. It is therefore proposed to attach a condition relating to all highways works, including any off-site works. Due to the scale of the development and the proximity to existing properties, a Construction Management Plan (CMP) is requested to be submitted for this development. It has been agreed that this should be requested through the inclusion of an appropriately worded condition.

The level of impact on the highway network is not considered to be significant. However, travel planning would help take advantage of the sustainable location of the application site in order to further reduce the reliance on the car. The proposal therefore accords with policies SP1, T1, T2 and DM1 of the Core Strategy.

Travel Plan

A Framework Travel Plan accompanies the application. It is recommended that a condition is attached to any approval to require the submission of a detailed Travel Plan for both the residential development and the Youth Sport Community Hub prior to first occupation of each of the respective elements of the overall development.

Heritage Impacts

A Historic Environment Desk Based Assessment concludes that the proposed development site contains no heritage assets and is not located within a Conservation Area. The nearest Listed Building is The Church of Our Lady and St. Thomas of Canterbury, on Trust Road, 207m to the north of the site. It is, however, in close proximity to Nico Ditch which is an Ancient Monument which lies alongside the southern boundary of the site.

It is not considered that the proposed development would adversely impact on the character of the Nico Ditch and that measures can be put in place as part of a construction management plan to safeguard the 'ditch' during any construction period.

Furthermore, due to the height of the proposed buildings, and as The Church of Our Lady and St. Thomas of Canterbury, is set well back from the frontage with Mount Road, it is considered that the proposed development would have less than substantial harm to the listed building in regard to special architectural or historic interests of the Church, views of the church and to the setting of the church.

Landscaping

221 trees would be planted within the proposed development. Trees would be located in the front and rear gardens of the proposed houses. The soft landscaping scheme also includes hedge planting the back of pavement set behind the boundary treatment.

Furthermore, a section of a green wall is proposed to the northern elevation of the proposed youth sports and community hub building, and trees and planting would be used to retain a green buffer between Mount Road and the proposed development.

It is therefore proposed that a landscaping condition be attached to any consent to require the implementation of the landscaping, together a requirement for any soft planting which dies or is removed within 5 years of planting to be replaced, and with an on-going maintenance strategy with an identified and confirmed management company for the planting associated with the apartments and Youth Sport Community Hub elements of the proposed development .

Trees

An Arboricultural Impact Assessment advises that in addition to none of the trees on the site being covered by a Tree Preservation Order, and the site is not located within a Conservation Area there are 17 existing trees - Category C2 (Group G2) which currently lie adjacent to Wembley Road are identified for removal, with 8 trees which lie adjacent to Mount Road also due for removal. These are categorised as either C2, C1 with one B1 category tree. 13no. trees, however, are to be retained on Mount Road as part of the proposals, with some requiring minor pruning works to facilitate development. The Arboriculturalist has not raised any issues in connection with the proposed tree removal and has confirmed that the tree group G2 alongside Wembley Road consists of several dead and dying specimens which have a history of falling on the public highway and therefore the removal and replanting of these trees is necessary.



The proposed tree planting includes native species which would also contribute to the biodiversity of the site by providing foraging opportunities. The species have been chosen to suit the location and allow them to develop into mature trees. It is recommended that the measures set out in the Arboricultural Method Statement (in particular the protection of the retained trees during the construction period) are implemented, and that all tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Ecology/Biodiversity

A Preliminary Ecological Appraisal (PEA) has been submitted in support of this application.

The site comprises an area of species-poor modified grassland set within a concentrated urban environment in Manchester. This habitat type is considered to be of negligible ecological importance due to the low species diversity and lack of connectivity to any valuable or semi-natural habitats

The survey found no adverse impacts in relation to protected species. Whilst the site is considered to be of negligible ecological value, there are habitats adjacent to the site which provide opportunities for some species which may pass through the site during construction phase. A condition to require the submission of a reasonable avoidance measures method statement for hedgehog and other wildlife covering the site clearance and construction phases of the development prior to the commencement of development (including ground works and vegetation clearance), is recommended to be attached to any approval.

Due to the mobile nature of badgers, it is recommended that if there is a delay in the development being implemented that a further survey of the site and locality for badger setts shall be undertaken and the findings submitted, and that this aspect of the scheme is conditioned.

The Appraisal indicates that no adverse impacts are expected in regard to birds, but includes a recommendation for sensitive timing of vegetation clearance and recommendation for implementation of enhancement scheme targeting species of conservation concern.

Due to the open nature of the site with trees to the western and eastern boundaries there is the potential for nesting birds to be present. It is therefore recommended that a condition to require any removal of trees and vegetation outside of the bird nesting season, and if the removal of trees and vegetation needs to occur from March to August (inclusive), then any areas to be impacted should be checked for active bird nests before the works begin (by an ecologist).

The PEA also indicates that the trees along eastern and western boundaries have potential to support roosting bats, and further survey work is needed to establish presence/likely absence of roosting bats within. Due to the timing of the planning submission, it has only been possible to undertake the bat survey required by Greater Manchester Ecology Unit recently.

The bat survey has identified the presence of roosts in four trees facing Wembley Road. Following comments from Greater Manchester Ecology Unit it is, however it is proposed to attach a condition to any approval to require that the removal of the identified trees cannot take place until either a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified activity/development to go ahead.

The ecology assessment recommends an enhancement strategy for nesting birds and roosting bats. A condition relating to the provision of bat and bird boxes recommended to be attached to any approval, and a condition to ensure that there

are hedgehog gaps below fencing to allow the movement of hedgehogs through the site.

Hedging has also been incorporated to the front garden dwellinghouses at the back of pavement, this in association with the planting of a significant number of native trees of would contribute to enhancing the biodiversity of the development.

Biodiversity Net Gain

The proposal includes robust levels of tree planting and Biodiversity Net Gain offer, notwithstanding Biodiversity Net Gain not being mandatory at the time of the submission .

GMYF also own a site at Abbey Hey Lane (Godfrey Erman fields) which covers an area of 4.05ha, and in connection with this application, it is proposed to improve soft planting at that site in order to improve biodiversity. It is envisaged that through on site and off-site mitigation proposals, the delivery of 10.35% Biodiversity Net Gain, would be achievable.

In regard to the planting scheme at the Godfrey Erman site comments made by Ecology officers regarding two of the proposed species have been noted. It is therefore proposed to attach a condition to require the submission of a finalised landscaping scheme to be submitted to and approved in writing before first occupation of the approved dwellinghouses, and that the approved scheme is implemented within 12 months of the finalised design being approved.

Noise

The principal source of noise has been identified as road traffic on Mount Road and other roads in the local area. A Noise Assessment demonstrates that appropriate target internal noise levels are achievable using conventional mitigation measures, including the need for higher specification glazing for certain plots. Mitigation advice, including the use of suitably specified glazing and the potential use of trickle vents to windows on the Mount Road and Wembley Road frontages, have been recommended to reduce to a minimum any adverse impact.

Furthermore, barriers of up to 2 m in height are also required to protect certain gardens from road traffic and sports pitch sound, and it is recommended that this aspect of the scheme is conditioned.

With mitigation measures in place, this assessment has shown that no adverse impact is predicted day or night at the receptors due to road traffic or sports pitch sound.

Due to the nature of the development and its scale, and the siting of the proposed Youth Sport and Community Hub and associated playing pitches it is not believed there would be any undue impact on existing residents. It is therefore recommended that a condition relating to the implementation of measures in Noise Assessment is attached to any approval, with the requirement for a verification report to be submitted upon completion of the development and before first occupation of the residential units, to validate that the work undertaken conforms to the recommendations and requirements in the approved report.

In addition, as the hours of use of the Youth Sport Community Hub and pitches have not yet been finalised, a further condition is recommended relating to the submission of a Noise Management Plan (NMP) which would include an assessment of noise

from all activities, together with a condition to require the finalised operating hours, to safeguard the occupants of nearby residential properties. A condition to restrict the servicing of the proposed facility is also proposed.

Flood Risk / Surface Water Drainage

The site is located in Flood Zone 1 (area at low risk of flooding), i.e., land defined as having an annual probability of flooding less than 0.1% (1 in 1000 years). The development would be classed as 'More Vulnerable' under the NPPF vulnerability classification due to the residential nature of the proposed development. The NPPF does not require that the Sequential Test be applied to development proposals in Flood Zone 1.

The submitted Flood Risk Assessment (FRA) indicates that surface water drainage soakway tests have indicated that infiltration is not likely to be due to the ground conditions. The FRA states that it is therefore proposed to discharge the surface water into Nico Ditch, with the incorporation of a surface water pump due to levels, which the submitted documentation states would be adopted by United Utilities. The discharge would be restricted to variable greenfield rates. Pre-application correspondence with the LLFA accompanying this application suggests the acceptance of this approach in principle.

The proposed development would be split into two catchments, with the sports pitches comprising one catchment and the other being related to the proposed housing, community hub, youth accommodation and roads. Information has been provided regarding proposed discharge rates. The site will need to incorporate attenuation measures for up to and including the 1 in 100 year event plus climate change of 45% for the surface water, which would be kept in oversized pipes

In view of the mitigation measures indicated as being required in the assessment, and the comments from Flood Risk Management officers and United Utilities, it is recommended that conditions relating to the submission of finalised design details of surface water drainage, and that the system that is put in place is managed and maintained thereafter, are attached to any approval.

Sustainability and Energy Efficiency

An Energy and Sustainability Statement advises that to meet the challenging demands associated with sustainable development a fabric first approach and low carbon and renewable energy systems (including solar photovoltaics and waste water heat recovery systems) is considered the most effective and efficient way of delivering an energy saving development that can meet housing needs and reduce CO2 emissions during the life cycle of each dwelling. The development has been designed to meet Building Regulations Part L 2012/1 standards, and would therefore deliver a total of >40% reduction over Part L1A 2013, and 31% reduction as per L1A 2021 in respect of the proposed dwellings. The development would be subject to Part L of the Building Regulations requirements which have exceeded Manchester City Council's Core Strategy Policy EN6 from June 2022.

Fabric first measures include enhanced insulation to improve energy efficiency. • Energy efficient boilers. • Whole house ventilation to assist with heat recovery. • Smart heating controls. • Energy efficient light fittings. • Water flow restrictors and other water saving devices. • Electric vehicle charging points.

Heat pumps and solar panels would be located on the roof of the youth sports community hub building.

The young persons accommodation would also be fitted with solar assisted heat pump technology.

It is proposed to attach a condition to require the submission of finalised details of the energy measures related to youth sports community hub building.

Designing out Crime

A Crime Impact Statement (CIS) by GMP Design state that the proposed layout of the scheme is considered to be acceptable. They they make some suggestions in order to improve the development from a crime prevention perspective, which are set out within the document and are related to secure cycle storage access, controls to entrance lobbies, post and delivery arrangements for the proposed apartments, defensible space to ground floor windows and that the development should be built to secure by design standards.

In view of the comments received it is proposed to attach a condition to any approval to require that the proposed development reflects the measures and physical security specifications listed in sections 3.3, 4 and 5 of the Crime Impact Statement, with a requirement of the development to achieve secure by design accreditation.

Refuse Storage

The waste strategy includes the provision of bins stored in the curtilage of each dwellinghouse in the rear gardens of the houses, for general waste, pulpable recycling, mixed recycling and for green waste. In relation to the proposed apartments, 4no. 1100 litre bins for general waste would be provided together with 2no. 1100 litre bins for pulpable recycling, 2no. 1100 litre bins for mixed recycling, and 2no.240 litre bins for food waste.

The site plan and ground floor plan identifies areas for the storage of waste and recyclable material for the GMYF hub. The capacity proposed would be 2 no. 1100 litre bins for general waste, 2no. 1100 litre bins for dry recycling and 2no.240 litre bins for food waste. Wheeled bins would be taken/returned by the GMYF management company from/to their secure, ventilated storage area.

GMYF and Centrepont would have waste collection organised via a private collection service.

A condition is proposed to be attached to any approval in regard to refuse storage arrangements within the scheme.

Air Quality

This site is not located in a City Council designated Air Quality Management area (AQMA). An Air Quality Assessment has been submitted which considers the potential impacts of the development in this regard. The assessment identifies the proposals have the potential to cause air quality impacts as a result of dust emissions during construction, and road traffic exhaust emissions associated with vehicles travelling to and from the site when it is operational, as well as the exposure of future residents to elevated pollution levels. The results of the assessment also indicate that pollution levels were below the relevant criteria at all sensitive locations across the development. However, the report identifies a number of mitigation measures which have been included within the development including the incorporation of electric vehicle charging points, the production of a travel plan and

that any boilers within the proposed properties would be provision in accordance with the relevant requirements.

Finalised details of the type of charger have not been provided for consideration. It is therefore rerecommended that this aspect of the scheme is conditioned to ensure there are no detrimental impacts to existing air quality conditions as a result of the development. A condition is proposed in relation to the implementation of the cycle storage arrangements before the occupation of the proposed dwellings, and the Youth Sport Community Hub building. On this basis the scheme is considered to accord with the aspiration of policy EN16.

Archaeology

Archaeological Strip, Map and Record report accompanies the application. GMAAS are satisfied with the proposed approach and an appropriately worded condition is proposed.

Broadband

There is existing Openreach infrastructure on the Mount Road in the vicinity of the site. It is therefore anticipated that the application properties would have access to good download speeds.

Permitted Development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable. In order to protect the nature of the accommodation being proposed it is considered there is a case for ensuring the dwellings are not converted into multiple occupation without proper consideration. It is recommended that a condition should therefore clearly define the approved residential units under the C3(a) use and to remove the permitted development rights that would normally allow the change of use of a property to a House of Multiple Occupation (HMO) without the requirement for formal planning permission.

Furthermore, it is considered that there is a case for ensuring that apartments hereby approved shall be used only as private dwellings and not as serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights). An appropriate condition is therefore proposed.

Inclusive Access

All houses would be accessible to a high standard in accordance with Building Regulation requirements with and in accordance with the principles of Building for a Healthy Life requirements. Level access would be provided to all dwellings.

The proposed apartment block has lift access to all floors.

The proposed Youth, Sport and community centre has an accessible toilet provision on each floor, and lift access and parking provision for disabled users.

Local Labour and jobs

The proposed development has the potential to create six jobs within the youth sports community hub, with the overall development having the potential to generate

1,266 temporary construction related jobs. Kellen Homes also has an agreement with Salford College to allow a large number of work experience opportunities.

The applicant has agreed to a local labour agreement, which will aim to maximise local labour benefits resulting from the development. This would include proposals to outline what local labour activities and targets the applicant will endeavour to deliver, together with a final report detailing the local labour results. A condition is recommended to cover this matter.

Legal Agreement

To secure the delivery of the on-site affordable housing provision a bespoke condition is recommended. Furthermore, section 106 agreement is required to deliver 12 % affordable housing on the site, to enable the re-testing of the viability of the scheme, together the reprovision of pitches on the site (including technical specifications and any requirement for long term maintenance) , with a financial contribution to the development of pitches within Debdale Park.

Community Consultation

The application is accompanied by a Statement of Community Involvement. Pre application engagement took place between 11th May 2023 and 6th June 2023.

Throughout the consultation period, it is stated that the website received a total of 1.2k views, and 197 online and 30 paper feedback forms were completed.

Comments were raised on the following topics: • Youth, sports and community hub facilities; • Green space and wildlife; • Traffic, transport, congestion and parking; • Demand for housing; • Local infrastructure and services; • Consultation scope; • Effects of construction; • Maintenance; • Design and landscaping; and • Crime and anti-social behaviour. 68% of responses expressed support for the proposals, with 23% opposing the proposal.

Other matters raised by local residents

A resident sought that the proposed development includes a dog walking park. Given that the site lies in proximity to a network of green spaces within the locality, with Greenbank Park and Nutsford Vale Park a 10-minute walk from the site. It is not considered that it would be appropriate to accommodate this request to the detriment of the sports provision to be accommodated.

Conclusion

The proposal involves the comprehensive development of the site in order to bring forward and deliver several key priorities for the city including new family homes with a significant affordable offer and bespoke young adult specialist accommodation, as well as new sporting and community facilities. It is recognised that there would be a loss of redundant playing fields and there would be mitigation for this loss by way of on-site sporting provision and an off-site contribution towards enhanced facilities. Therefore, the proposal represents a significant investment to deliver key objectives for the city including a contribution to the Councils objective for affordable homes adding to the mix of tenures in the city, deliver residential accommodation for young people and a youth sport and community hub with associated sports facilities as well as new landscaping, bio-diversity enhancements, place making and energy efficient homes and associated buildings in a sustainable location.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 - Minded to Approve subject to section 106 agreement affordable housing, to enable the re-testing of the viability of the scheme should there be a delay in the implementation of the planning permission, together with a financial contribution to the development of pitches within Debdale Park, reprovision of sports pitches on the site.

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about reprovision of sports pitches and their delivery, boundary treatment, and affordable housing. These matters has been satisfactorily resolved and the appropriate conditions have been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Location plan ref: KH008 A- 000

Youth, sports and community hub elevations (west and south) plan ref:

GMR_KMA_XX_XX_DR_A_7100 rev.P1

Youth, sports and community hub elevations (east and north) plan ref:

GMR_KMA_XX_XX_DR_A_7101 rev.P1

Proposed refuse and recycling store plan ref: GMR_KMA_XX_XX_DR_A_7400 rev.P1

Electricity North West Construction Details for Indoor Unit SubStation plan ref: 900350-028 rev.1

Acacia elevations plan ref: ACACIA -ELE - 01

Acacia floorplan plan ref: ACACIA -PLN -01

Cedar elevations plan ref: CEDAR -ELE - 01

Cedar floorplan plan ref: CEDAR -PLN -01

Olive elevations plan ref: OLIVE-ELE - 01

Olive floor plan ref: OLIVE-PLN- 01

Storey Heights plan ref: KH008 A-102 rev.B

Affordable Tenure Plan ref: KH008 A-105 (notwithstanding any drainage information annotated on the plan)

House type plan ref: KH008 A-106

Street Scenes plan ref; KH008 A-600

Site wide planting plan ref: P21374-00-001-GIL- L- 0406 rev.P02

Planting plan 1 of 6 ref: P21374-00-001-GIL- L- 0400 rev.P03

Planting plan 2 of 6 ref: P21374-00-001-GIL- L-0401 rev.P03

Planting plan 3 of 6 ref: P21374-00-001-GIL- L- 0402 rev.P03

Planting plan 4 of 6 ref: P21374-00-001-GIL- L- 0403 rev.P03

Planting plan 5 of 6 ref: P21374-00-001-GIL- L- 0404 rev.P03

Planting plan 6 of 6 ref: P21374-00-001-GIL-L- 0404 rev.P03

Youth, sports and community hub visual 1

Youth, sports and community hub visual 2

Youth, sports and community hub visual 3

Youth, sports and community hub visual 4

Youth, sports and community hub visual 5

Youth, sports and community hub visual 6

Youth, sports and community hub visual 7

Youth, sports and community hub visual 8

Youth, sports and community hub visual 9

Air Quality Assessment re: 6170r3 dated 1st December 2023

Construction Environmental Management Plan and Construction Traffic Management Plan November 2023 (CEMP elements of the report only)

Crime Impact Statement Version C:18/09/23 ref: 2023/0200/CIS/01

Energy and Sustainability Statement dated January 2022 (residential element of the scheme)

Historic Environment Desk Based Assessment report ref: 3601 .R01 C dated November 2023
Operational Statement for the Playing Pitches and Youth and Community Hub Land at Mount Road, Gorton, Manchester dated December 2023
Operational Statement Centrepoint Independent Living Programme – Genuinely Affordable Homes for working adults aged from 18yrs up to 25yrs Version 1 November 2023
Mellands Playing Fields, Gorton Sports Mitigation Position Statement dated December 2023
Statement of Community Involvement dated June 2023
Supporting Planning Statement December 2023
Viability Assessment dated December 2023
External Lighting Assessment Plan ref: PROJECT No: AP0524-1120 dated 19th September 2023 Mount Road, Gorton Revision 2
Aboricultural Impact Assessment Ref: P.1778.22 rev.C dated November 2023
Flood Risk Assessment and Drainage Strategy Rev. 6 Contract Ref: FD056
Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B dated November 2023
Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023

Waste Management Proforma

Transport Assessment Doc Ref:CBO-0767-005 Issue: 5 Date: 29.11.23

Travel Plan Framework Doc Ref:CBO-0767-006 Issue: 5 Date: 29.11.23

Received 8th December 2023

Preliminary Ecological Assessment ref: TG Report No. 15860_R01c_LJ dated 30th October 2023

Received 11th December 2023

Mount Road, Gorton – Supplementary Geo-Environmental Site Investigation letter ref: MB/C5150/12138 dated 23rd June 2023 received 6th February 2024.

Agent email 08.02.2024

Gas Calibration Certification data dated 15.07.2022;11.08.2022;23.01.2023 and 06.02.2023 received 08.02.2024

Affordable Tenure Plan ref: KH008 -A-105 and

Affordable Housing Statement dated February 2024 received 16th February 2024

BNG Metric Spreadsheet data received 21st February 2024

Strip, Map and Record assessment by Aeon Archaeology ref: 046801.1 report no.0456 dated February 2-24 received 28th February 2024

Letter from Brownfield Solutions Ltd ref: AJS/C150/12793 rev. A dated 5th February 2024 to the Environment Agency received 8th March 2024

Letter from Kellen Homes dated 28th February 2024 in relation to Environment Agency matters

Mutli-Site Assessment report rev. E 03/03/2024
Sports Mitigation Strategy dated March 2024
Received 28th March 2024

Brownfield Solutions letter ref:TM/C5150/12974 dated 28th March 2024 regarding ground condition matters received 5th April 2024.

Noise Impact Assessment ref: 50-710-R1-9 dated April 2024 received 09.04.2024.

Access drawing Wembley Road plan ref: CBO-767-004 Rev.C ;

Waste Management plan ref: KH008 A-700 rev.D received 27th March 2024
Land ownership plan ref: KH-008-A-0517 in regard to ownership/responsibility for sections of unadopted highway.

Received 10th April 2024

Site plan ref: KH008 A-100 rev.P12
Youth, sports and community hub Ground Floor plan ref:
GMR_KMA_XX_XX_DR_A_7001 rev.P4 (notwithstanding railings to western boundary of car park)
Youth, sports and community hub First Floor plan ref:
GMR_KMA_XX_XX_DR_A_7002 rev.P4
Youth, sports and community hub roof plan ref: GMR_KMA_XX_XX_DR_A_7003 rev.P4
Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3
Materials Plan ref: KH008 A-200 rev.E
Boundary treatment details plan ref: KH008 A – 301
ADU1009 elevations plan: ADU1009-ELE-01
ADU1009 floor plan: ADU1009-PLN-01
ADU835 elevations plan: ADU835-ELE-01
ADU835 floor plan: ADU835-PLN-01

Emerson elevations plan ref: EMERSON -ELE - 01
Emerson floorplan plan ref: EMERSON -PLN - 01
Window reveal details for Mount Road dated 10.05.2024
Design and Access Statement dated December 2023
Brighton Tall Cycle Locker
Brighton Twin Cycle Locker
PRF aerial inspection in regard to bats at height of trees at land at Mount Road Gorton and drawing no. plan 5860/P03 Trees with Bat Roost Potential
Received 16th May 2024

Centrepoint Apartments - Front and rear elevations plan ref: KH007-A-902-E-000
Centrepoint Apartments - Side elevations plan ref: : KH007-A-902-E-001
Centrepoint Apartments - Ground Floor GA layout plan ref: : KH007-A-902-P-000
Centrepoint Apartments - First Floor GA layout plan ref: KH007-A-902-P-001
Centrepoint Apartments - Second Floor GA layout plan ref : KH007-A-902-P-002
Centrepoint Apartments – Roof GA layout plan ref: : KH007-A-902-P-003
Hickory elevations plan ref: HICKORY -ELE - 01
Hickory floorplan plan ref: HICKORY -PLN - 01

Sustainability Strategy and Environmental Standards Statement dated May 2024
Proposed Equipment Store plan ref: GMR_KMA_XX_XX_DR_A_7402 rev.P2
Applicant email dated 17th May 2024 confirming window reveal depth.

Received 17th May 2024

3. Notwithstanding the Construction Environmental Management Plan and Construction Traffic Management Plan November 2023 ,and prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic;

- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;

- o Details of the location and arrangements for contractor parking;

- o The identification of the vehicular access points into the site;

- o 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;

- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

- o Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4. Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development 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 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5. Prior to above ground works, full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, and finalised design details of pedestrian routes alongside the unadopted sections of highway) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the first dwelling unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6. The car parking indicated on the approved plans for the dwellings (including apartments), shall be surfaced, demarcated and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

7. The car parking indicated on the approved plans for the Youth, Sport and Community Hub, shall be surfaced, demarcated and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

8. The cycle storage arrangements for the Youth Sports Community Hub shall be implemented in accordance with the approved details shown on plan refs: Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P4; Brighton Tall Cycle Locker; Brighton Twin Cycle Locker :and Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3 , and all the agreed works shall be completed prior to the proposed accommodation being brought into use, and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

9. Prior to occupation of the development, finalised detailed arrangements for cycle storage for the dwellinghouses and apartments shall be submitted to and approved in writing by the City Council as local planning authority. The cycle storage arrangements shall be implemented in accordance with the approved details, and all

the agreed works shall be completed prior to the proposed accommodation being brought into use, and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10. a) Before the residential development hereby approved is first occupied, a Full 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 or 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.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), 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 for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

11. a) Before the Youth, Sport and Community Hub development hereby approved is first occupied, a Full 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 or 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.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), 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 for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

12. a) Finalised specifications of the electric charging points shown on Proposed Site plan Youth, sports and community hub Ground Floor plan ref:

GMR_KMA_XX_XX_DR_A_7001 rev.P4; shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development hereby approved.

b) Prior to occupation of the Youth, Sports and Community Hub development finalised details of ducting to enable future provision within the car park in addition to the electric charging point provision shown on plan ref: Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P4; shall be submitted to and approved in writing by the City Council as local planning authority . The approved scheme shall be implemented before the Youth, Sports and Community Hub development is occupied and shall remain in situ whilst the use or development is in operation.

c) Prior to occupation of the residential development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

13. a) Finalised specifications of the electric charging points shown on Proposed Site plan ref: KH007 A-100 rev.P12 shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential development hereby approved.

c) Prior to occupation of the residential development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012)

14.a) The development shall be undertaken in accordance with the Preliminary Risk Assessment and Site Investigation reports (Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B dated November 2023 and Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023).

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. An additional ground investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete

and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in accordance with paragraph 180 of the National Planning Policy Framework, and pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

16. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason - To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 180 of the National Planning Policy Framework and Position Statement J of 'The Environment Agency's approach to groundwater protection', and pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

17. a) The development shall be implemented in accordance with the measures within the Noise Impact Assessment ref: 50-710-R1-9 dated April 2024 received 09.04.2024, prior to occupation of the dwellings hereby approved.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the 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 the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

18. a) The development shall be implemented in accordance with the measures within the Waste Management Proforma and Waste Management plan ref: KH008 A-700 rev.D.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

19.a) Externally mounted ancillary plant, equipment and servicing for the Youth Sport Community Hub and/or apartment building shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non- conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason – To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Manchester Core Strategy (2012).

20. a) The residential development shall be implemented in accordance with the measures within the Air Quality Assessment, Ref: 6170r3 Date: 1st December 2023 (notwithstanding the level of provision for non-residential spaces).

b) Prior to occupation of the residential development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason -To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

21. Prior to commencement of any sporting activities on external pitches a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

22.The hours of use of the Youth Sport Community Hub building (Use Class E(d)(g)), F2(b)) are to be submitted to and agreed in writing by the City Council as Local Planning Authority, prior to the first occupation of the Youth Sport Community Hub

building (Use Class E(d)(g)), F2(b)) . The Community Hub building shall only be occupied in accordance with the approved hours of opening.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

23. Prior to the use of the sports pitches hereby approved, hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The sports pitch shall then be used in accordance with the approved hours.

Reason - To safeguard the amenities of the occupiers of nearby accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester

24. Deliveries, servicing and collections, including waste collections to the Youth Sport Community Hub building 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 in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

25. The development shall only be carried out in accordance with sections 3.3, 4 and 5 in the Crime Impact Statement Crime Impact Statement Version C:18/09/23 ref: 2023/0200/CIS/01, and the agreed measures shall be retained and maintained thereafter. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

26. No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).

27. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme

have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;

- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

28. No site clearance works, including works to trees or shrubs, shall commence between 1 March and 31 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 that no bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012).

29. Prior to the commencement of development (including ground works and vegetation clearance), a reasonable avoidance measures method statement for hedgehog and other wildlife covering the site clearance and construction phases of the development shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved measures.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994) , pursuant to policy EN15 of the Manchester Core Strategy (2012).

30. If no development commences within 12 months of the date of consent, a further survey of the site and locality for badger setts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

31. Notwithstanding the trees identified to be removed in the Arboricultural Impact Assessment Ref: P.1778.22 rev.C, the felling of trees 1, 3, 8 and 17, as identified in drawing no plan 5860/P03 Trees with Bat Roost Potential, shall not in any circumstances commence unless the local planning authority has been provided with

a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified activity/development to go ahead.

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

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

32. Prior to above ground works details of the location and design of bird and bat bricks/boxes, together with arrangements for hedgehog gaps within the proposed boundary treatment shall be submitted and approved by the local planning authority. The biodiversity enhancement measures shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

33. a) The landscaping scheme for the development shall be implemented in accordance with Site wide planting plan ref: P21374-00-001-GIL- L- 0406 rev.P02
Planting plan 1 of 6 ref: P21374-00-001-GIL- L- 0400 rev.P03
Planting plan 2 of 6 ref: P21374-00-001-GIL- L-0401 rev.P03
Planting plan 3 of 6 ref: P21374-00-001-GIL- L- 0402 rev.P03
Planting plan 4 of 6 ref: P21374-00-001-GIL- L- 0403 rev.P03
Planting plan 5 of 6 ref: P21374-00-001-GIL- L- 0404 rev.P03
Planting plan 6 of 6 ref: P21374-00-001-GIL-L- 0404 rev.P03

b) Arrangements for the management of the landscaping scheme for the apartments hereby approved shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the apartments.

c) Arrangements for the management of the landscaping scheme for the area around the substation to the north of plot no.17 and the pumping station bounded by plot nos.1,14,15 and 16 hereby approved shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the dwellinghouses.

d) Arrangements for the management of the landscaping scheme for the Youth Sports Community Hub building hereby approved shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the Youth Sports Community Hub building.

e) The approved landscaping scheme and arrangements for management and maintenance 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 in the development, another tree

or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 Manchester Core Strategy (2012).

34.a) Notwithstanding the landscaping layout and planting on the Godfrey Erman Planting Enhancement Plan ref: P21374-0-001-DR-L 001 rev.P01 received 15th January 2024, a finalised detailed landscaping scheme for the Godfrey Erman site and arrangements for management and maintenance, shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the dwellinghouses .

b) The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the dwellings 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 Manchester Core Strategy (2012).

35. In this condition "retained tree" means an existing tree, which is to be as shown as retained in Arboricultural Impact Assessment Ref: P.1778.22 rev.C dated November 2023, specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development 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 Manchester Core Strategy (2012).

36. 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 Manchester Core Strategy (2012).

37. a) The proposed sports pitches hereby approved shall be implemented and brought into use prior to the first dwelling being occupied.

b) Prior to the implementation of the 2 no. grass pitches hereby approved, finalised details of the arrangements for on-going management and maintenance of the pitches shall be submitted to and approved in writing by the City Council as local planning authority

The pitches shall be implemented and maintained and retained in accordance with the approved arrangements in situ thereafter.

Reason- To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use pursuant to policy EN10, EN11 and EN12 of the Manchester Core Strategy (2012).

38. The sports pitched hereby approved, shall not be used until details of an operational management plan (including special event parking measures) are submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed sports pitches being brought into use.

Reason - In the interests of highway safety, and ensure that there is adequate car parking for special events when the sport pitches are used, pursuant to policies SP1, DM1 and T1 of the Manchester Core Strategy (2012).

39. Within 12 months of the date of this planning permission, a community use agreement prepared in consultation with Manchester Active has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to all sports facilities forming part of the development and include details of pricing policy, hours of use, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Manchester Active considers necessary in order to secure the

effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason - To secure well managed safe community access to sports facilities, to ensure benefit to the development of sport pursuant to policy EN10 of the Manchester Core Strategy (2012).

40. a) The residential development shall be implemented in full accordance with the measures set out in Energy & Sustainability statement date May 2024.

b) Prior to above ground works , finalised details of the energy and sustainability measures for the Youth Sport Community hub building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed measures.

c) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

41. 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 Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

42. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class

C3(a). For the avoidance of doubt, this does not preclude two unrelated people (who are not part of a single household or otherwise) sharing a property.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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 Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework

43. 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 garages, extensions, porches, roof alterations or outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

44. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

45. Notwithstanding the Town and Country Planning (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 buildings shall be undertaken save where it is 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 (2012).

46. Notwithstanding the boundary treatment shown on plan ref: Boundary Treatments plan ref: KH008 A-300 ref:G and Boundary Treatment details plan ref: KH 008 A-301 , finalised design details and location of boundary treatment 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 approved details, and retained thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of

the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

47. A programme of archaeological works will be undertaken in accordance with the approved Project Design prepared by Fenix Heritage in January 2024 and submitted as part of the planning application. The PD covers the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
 - i) an archaeological Strip, Map and Sample (SMS) investigation.
 - ii) informed by the SMS it may be necessary for a further phase of more targeted excavation of significant areas.
2. A programme for post-investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the investigation results.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason- In accordance with NPPF Section 16, Paragraph 211 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

48. Prior to the first occupation of the dwellinghouses hereby approved, finalised design details, and location of an interpretation panel relates to the setting and significance of the Nico Ditch (Ancient Monument) shall be submitted to, and approved in writing by, the City Council as local planning authority. The interpretation panel shall be implemented in accordance with the approved details.

Reason- To record and advance understanding of the significance of any heritage assets in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible, pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved UDP policy DC20.1

49. Prior to the occupation of the Youth Sport Community Hub, details of the strategy for all external lighting, including lighting on the buildings, within the building's curtilage, and lighting units within the public realm works, shall be submitted to, and approved in writing by, the City Council as local planning authority. The development of the Youth Sport Community Hub shall be implemented in accordance with the approved details.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works and would not adversely impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

50. If , when the lighting units associated with the Youth Sport Community Hub 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).

51. The residential dwellinghouses identified on plan ref: KH008 A-100 rev.P12 and Affordable Tenure Plan ref: KH008 -A-105 as being affordable housing units and the 36 one bedroom apartments hereby permitted shall only be used for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent amendment thereof) and shall not be offered for sale or rent on the open market. The affordable housing shall be provided and managed thereafter in accordance with the approved 'affordable housing statement' dated February 2024 received 16th February 2024

This planning condition shall not apply to the part of the property over which:

(i). a tenant has exercised the right to acquire or any similar statutory provision and for the avoidance of doubt once such right to acquire has been exercised, the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market; (ii). A leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H4 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

52.a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

53. The bathroom windows to the side gables of the Emerson, Olive and Hickory house types shall be obscurely glazed. And rear first floor elevation of the Olive house types shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012)

54. Prior to above ground works, external elevational details relating to the Solar Assisted Heat Pump (SAMP) areas to the front and rear elevations of the proposed apartment building and annotated on plan ref: KH007-A-902-E-000 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 approved 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

55. No above ground works in connection with the development hereby approved shall commence until the finalised detail of the design and layout of the 2no. Grass Pitches on site, have been submitted to and approved in writing by the Local Planning Authority. The 2no. Grass Pitches on site shall be implemented in accordance with approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy EN10 of the Manchester Core Strategy (2012).

Informatives

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3. Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

4. Environment Agency Advice

The Model Procedures and Good Practice

This development site appears to have been the subject of past industrial activity which may pose a risk of pollution to controlled waters. We recommend that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by contamination
- Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information
- Refer to 'The Environment Agency's approach to groundwater protection'

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
 - some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be

contacted for advice at an early stage to avoid any delays. They recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK Waste to be taken off-site Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment, and disposal are subject to waste management legislation, which includes:
 - Duty of Care Regulations 1991 • Hazardous Waste (England and Wales) Regulations 2005
 - Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011 Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Introduction of SUDS

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H, the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high-water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365

Piling and Penetrative ground improvement methods

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers, and creating preferential pathways. Thus, it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Dewatering

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface. Any dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests. This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned

dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site. More information is available on gov.uk: <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-orimpoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Regulatory position statements

Discharges from dewatering to surface water or groundwater will require an Environmental Permit unless you can meet the conditions of the RPS or exemptions or exclusions for groundwater activities. The following Regulatory Position Statement will apply: 'Temporary dewatering from excavations to surface water.'
<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

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: 138788/FO/2023 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:

**MCR Active
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Sport England
Active Travel England**

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

Representations were received from the following third parties:

Relevant Contact Officer : Sue Wills
Telephone number : 0161 234 4524
Email : sue.wills@manchester.gov.uk

