

Application Number	Date of Appln	Committee Date	Ward
127696/FO/2020	10th Aug 2020	22 nd October 2020	Chorlton Park Ward

Proposal Erection of a 4 bedroom detached dwellinghouse with one-bedroom annexe, new access drive and associated car parking and landscaping

Location Land Adjacent No 20 Chorlton Villas, Hardy Lane, Manchester, M21 8DN

Applicant Hardy Farm Ltd, Unit 4 Royal Mills, Ancoats, Manchester, M4 5BA,

Agent Heather Lindley-Clapp, Nexus Planning, Eastgate, 2 Castle Street, Castlefield, Manchester, M3 4LZ

Executive Summary

The application proposals relate to the erection of a dwellinghouse on a recently completed residential development in Chorlton Park ward. The site lies immediately adjacent the Greater Manchester Green Belt but not within it. The proposals seek to resolve the refusal of a previous planning application for 2 no. dwellings partly located within the green belt. The main issues raised by the proposal are set out in detail within the report.

42 nearby properties were notified of the proposals and objections have been received from 12 residents on impacts relating to: the character of the area and on the green belt and Mersey River Valley; loss of residential amenity; construction disruption; design of the proposed property; and, issues relating to its relationship to the adjacent golf club and potential for ball strikes. One further response was supportive of the proposals and it's design.

The proposals are considered to have overcome the previous reasons for refusal through a reduction in the proposed built form and it's location outside of the green belt. It has been established through previous approvals that the area is suitable for residential development and final detailed elements of the development including such matters as landscaping and materials are reserved to be approved via appropriately worded planning conditions. The proposals would result in the development of a further residential dwelling in a sustainable location and are considered to provide a positive visual completion of the wider development.

A full report is attached below for Members consideration.

Description

Chorlton Villas is the name given to a recent housing development at the end of Hardy Lane in Chorlton, Manchester. The site had previously been occupied by student accommodation (137 units in blocks of three and four storeys) and has now been redeveloped with contemporary designed 28 three-storey dwellings, consisting

of 15 'linked detached' properties (with single-storey garages) and 13 townhouses. The development is accessed from a single entrance road off Hardy Lane.

The application site relates to a small plot of land to the far west of Chorlton Villas, which adjoins no. 20 Chorlton Villas. It is currently vacant and fenced off and appears to have been partially cleared as part of the construction works for the adjoining development but some tree cover remains.

To the north, the site is bounded by landscaping and beyond that lies the Metrolink Airport Line, while to the south the site adjoins the Chorlton Golf Club. The wider area is characterised by low-rise family housing and public open space. The site is within the Mersey Valley and the Greater Manchester Greenbelt boundary is located to the immediate west and south of the site.



Application site edged red with the Chorlton Villas development to the immediate east and land forming Chorlton-cum-Hardy Golf Club to the south

Application proposals

The application proposals are for the erection of a 3 storey 4 bedroom dwellinghouse with integral one-bedroom annex, the design of the property is intended to reflect the completed development at Chorlton Villas utilising the same materials and detailing finishes.

The proposed dwelling is arranged over three floors with a ground floor comprising:

- living space and a connected annex with bedroom, kitchen and living area to the rear which would be accessed via the main entrance;
- a first floor comprising three bedrooms and living space;
- A second floor comprising a bedroom, living accommodation and an external terrace area on the second floor to the rear and side of the proposed dwelling.

Externally there would be garden areas to the side and rear and hardstanding to the front forming the car parking spaces for the dwelling. The garden areas would be enclosed with 2 metre high boundary fencing on the rear boundary and that adjoining the neighbouring property with a lower level fence to the north and western boundary (1.2 metres).

The proposals includes screening towards the golf course, external amenity space, with on-site car parking spaces. The proposed dwelling has been sited to sit lower than the properties to the west and the applicant has indicated that the design has intended to reflect the boundary of the green belt. The design and appearance of the proposed dwelling is set out in more detail within the issues section of this report.

Planning history

In addition to the application which is the subject of this report, the site has been the subject of the following planning applications:

105936/FO/2014/S1 – Erection of 28 three-storey family dwelling houses with associated parking, landscaping, boundary treatment and access road, following the demolition of the existing student accommodation. Approved 17th September 2014.

113441/JO/2016 – Variation of condition 2 attached to planning permission 105936/FO/2014/S1 in respect of amendments to the landscape plan including the omission of rear garden paths and inclusion of shed / bin store within the external communal landscaping. Approved 24th January 2019.

120789/FO/2018 - The erection of two no. three-storey linked detached dwellings with integral garages and an associated access drive was refused on the 25th September 2019 for the following reasons:

1) The proposed development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be allowed if it is for an appropriate purpose or where very special circumstances can be demonstrated. The proposed development fails to meet the criteria for such development and would be harmful to the open character of the Green Belt and the Mersey Valley and is contrary to NPPF and policies EN1, EN9 and EN13 of the Core Strategy and Saved UDP Policies CB15, CB23 and CB43.

2) The proposed development would harm the spacious character of this part of the area, in particular as a result of the amount of and siting of built form in open land and the scale of the development would result in there being very little land available for a meaningful or appropriate tree planting or landscaping or private amenity space. The development is therefore considered to result in harm to the spacious and landscaped character of the area and to visual amenity contrary to Core Strategy policies SP1, EN1, EN9, EN13 and DM1 and Saved UDP Policies CB15, CB23 and CB43.

The amended proposals seek to overcome the previous reasons for refusal of 2 no. houses set out in the decision to 120789/FO/2018.

Consultations

The application was subject to consultation with statutory consultees together with notification of nearby residents. In response 12 objections were received, a summary of the issues raised is set out below:

- The proposed property will change the character of the neighbourhood - as it is designed to house 10 people, it is more of a compound/flat than a house and may attract students/party people rather than families (which was the original vision sold by the property developers).
- There isn't enough room on the site for another house.
- There has been damage to people and property from golf balls from the adjacent golf course.
- The development would cause lengthy disruption to neighbours.
- This proposal is even more different to the existing properties in style and function.
- The flood risk assessment dates to 2014 and assesses the Chorlton Villas Development not the current scheme. Environment Agency flood risk data has been updated since 2014 and therefore the FRA is out of date.
- The Townscape and Visual Impact Assessment includes existing views only with no CGIs provided of the proposed development. It is therefore not possible to assess the impact of the development upon the green belt and Mersey Valley Character Area as the report intends to do.
- The proposed development would adversely affect the setting and character of the green belt which is immediately adjacent to it.
- The proposed development would affect the privacy of residents as it overlooks garden areas
- The proposed development is of a poorer design quality than the existing Chorlton Villas development and despite trying to match the existing houses is out of keeping with the massing and detailing of the existing scheme
- Loss of open outlook
- Change to roads on the development: The proposal includes a change to the existing roads within the development with the addition of a layby this will be done at the expense of the existing green space / communal area
- Discrepancy between visual and application: The number of added parking spaces per the application (4 spaces) contradicts page 28 of the 'Chorlton Villas Townscape and Visual Appraisal' which depicts 3 additional parking spaces.
- Reducing the communal green space for the entire development
- Making no addition to visitor parking
- The planning application incorrectly writes down that while there is a flooding risk there is no increased flood risk elsewhere with the use of the existing water course. However, our experience and that of many residents living on the golf course side is that the existing water course is already insufficient to drain ground water that flows from the golf course to the adjoining back gardens (all sit below the watershed). Multiple gardens have had flooding and there is ongoing standing water issue on the perimeter that adjoins the golf course.
- The existing retaining timber retaining walls are not considered sufficient to vent land movement and the addition of another property with associated clearing off trees will further destabilise the area.

- The proposal provides little in the way of enhancements to counter the negative impact to the birds and species nesting in this area (e.g. additional native tree planting, new roosting opportunities for bats and birds).
- Inconsistencies in information provided in the planning documents in terms of hours of working of the Construction management plan; Contradicting numbers of additional vehicle spaces provided (per above); Flood risk assessment responses does not consider the current situation where there are issues with drainage.
- Past refusals- The proposed development plan remains largely unchanged from the previous application other than combining 2 linked detached 3 storey properties with integral parking into one larger property with 4 bedrooms and 1-bedroom annex without integral parking. Additionally, the absence of scale diagrams makes prevents a true assessment of the impact to the existing development and Green Belt. This suggests that the reasons for the earlier refusal still hold
- The proposed development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be allowed if it is for an appropriate purpose where very special circumstances can be demonstrated
- The amount of and siting of build form in open land and the scale of the development would result in there being very little available for meaningful or appropriate tree planting or landscaping or private amenity space. The development is therefore considered to result in harm to the spacious and landscaped character of the area and to visual amenity contrary to Core Strategy policies SP1, EN1, E9, EN13 and DM1 and Saved UDP Policies CB15, CB23 and 43.
- Developer has not completed or is taking responsibility for snag work on current properties which are 5 years old. The developer should be made to focus on fixing the issues on houses already bought
- A large reason for the site being unsuitable for development is the proximity to the golf course and the direction of play on the course. As a result the issue of golf balls entering properties on Chorlton Villas has never been resolved. There have been numerous incidents with damage to property caused by golf balls. Due to the position of the development, no reasonable mitigations have been put in place for the safety of existing residents and it would be negligent to introduce more buyers to an area with such risks.

1 response has been received in support of the design of the house

Chorlton-cum-Hardy Golf Club – Object to the proposals. The Club are concerned that the proposed property is located too close to the boundary in this area and with the Golf Club. The Golf Club indicates they have an elevated teeing ground that runs along this boundary. They raise issues that they have experienced as part of the wider development in terms of landslip on their side of the boundary. They have at their own cost had to redesign the adjacent golf hole to the area already constructed and do not have available land to take any such safety measures in the event that similar problems arise in the vicinity of the new application. They indicate that their insurance premiums are rising due to the number of ball strikes on the existing properties and in one instance a resident. They would expect something more substantial than timber retaining wall to be in place. They are also concerned that

there is a drainage ditch and pumping station nearby carrying toxic waste from Barlow tip which they fear could be compromised.

MCC Flood Risk Management Team – Raise no objections to the submitted Flood Risk Assessment but recommend conditions relating to the inclusion of the flood resilience measures set out within the submitted FRA and that the drainage of the site be undertaken in accordance with the submitted drainage layout.

MCC Highways Services – Raise no objections on highway or pedestrian safety grounds. The level of car parking provision (3 spaces) is considered acceptable given the application is for a larger family home and that car ownership in this area is higher than other areas of the city. It is recommended that a construction management plan condition is attached to any approval.

MCC Environmental Health – Raise no objections to the proposal and confirm the submitted waste management strategy is acceptable but recommend conditions be attached to any approval relating to contaminated land, acoustic insulation of the property from Metrolink and Construction Management to reflect the Councils recommended hours of working.

Transport for Greater Manchester – The submitted Construction Management Plan does not reflect the proximity of the site and interface with Metrolink and the potential increase in frequency of the use of the uncontrolled track crossing during construction works. It is therefore recommended that a condition is attached to any approval for the submission of a construction management plan that reflects this relationship with Metrolink. It is also recommended that a condition be attached to any approval for the proposed development to be acoustically insulated against noise and vibration from the adjacent Metrolink line.

Environment Agency –Our records show the proposed development site was historically used as a landfill operated by the Manchester Corporation Cleansing Department. The historic landfill noted was in-filled between 1967 and 1974 with construction and demolition waste. Infilling action was undertaken before the Control of Pollution Act 1974 came into force, therefore the records of material used for infilling may not be accurate or complete.

Controlled waters are particularly sensitive in this location because the proposed development site is located upon a principal aquifer. Landfills present a 'high risk' of contamination that could be mobilised during construction to pollute controlled waters.

As submitted, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy and that no pilling works are undertaken to construct the house. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework.

The EA have no objections subject to the imposition of conditions relating to contaminated land matters as identified above.

Policy

Core Strategy

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy H1, *Housing* – Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours.

Policy H6, *South Manchester* – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy EN1, *Design Principles and Strategic Character Areas* – Development in Manchester will be expected to have regard to the strategic character area in which the development is located, in this case area no. 9, *Mersey Valley Character Area*. This policy states that this is a wide, flat valley with heavily managed open space and tree cover largely found on the valley perimeter where there are localised significant changes in level. The Mersey Valley acts as an important visual break between the South Area and Wythenshawe Environs. Extensive long range views exist from the valley sides and the major road network which bisects and runs along the valley. Developers will need to ensure that any development within or to the periphery of the valley maintains the sense of openness and accessibility.

Policy EN9, *Green Infrastructure* – New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of

a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Green infrastructure forms part of Manchester's landscape character. Existing strategic green infrastructure assets include the Mersey Valley, River Irwell, Medlock Valley, Chorlton Water Park, the Ashton, Rochdale and Bridgewater canal corridors, Alexandra Park, Heaton Park, Phillips Park and Wythenshawe Park. The multi-functionality of these key open spaces and linkages, including biodiversity, recreation and walking/cycling routes, will be supported and enhanced and connections between them reinforced.

Policy EN13, *Green Belt* – The extent of Green Belt in Manchester will be amended in the vicinity of Manchester Airport, in accordance with policy MA1. Otherwise, there are no amendments to the Green Belt boundary to be effected through the Core Strategy. This does not preclude further consideration of sites currently within the Green Belt through subsequent Development Plan Documents.

Policy T1, *Sustainable Transport* – This policies aim is to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

Policy T2, *Transport* – This policy states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.

- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-
- For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;

Year 2013 - Code Level 4;

Year 2016 - Code Level 6; and

- (b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

Unitary Development Plan

Saved UDP Policy CB15, *Mersey Valley Recreation Policies* – Existing land will be conserved and improved and will, for the most part, continue in recreation use.

Saved UDP Policy CB23, *Mersey Valley Landscape and Nature Conservation Policies* – The Council will protect, conserve and improve the landscape quality and natural history of the Valley, encourage the development of a variety of attractive landscape types and, where appropriate, will seek to re-establish a countryside character in the Valley.

Saved UDP Policy CB26, *Mersey Valley Landscape and Nature Conservation Policies* – The Council will not normally permit any development which would damage or destroy those areas or those features, such as woodland and hedgerows, valuable water areas and wetland, identified by the Council as being of landscape or natural history importance.

Saved UDP Policy CB43, *Mersey Valley Policies on the Control and Form of Built Development* – CB43 Within the area defined for this purpose on the Proposals Map, new urban development will not normally be permitted. The only exceptions considered will be where the development would not lead to the division of the open parts of the Valley into sections and falls within the terms of (a) or (b) below: -

- a) Where the area forms part of the green belt, the established green belt policies apply.
- b) Where the area does not form part of the green belt, at Least one of the following circumstances is met: -

- i) that the development represents limited infilling to an established Valley settlement or industrial area;
- ii) that it is an extension to or renewal of an established industry where the economic and employment factors are of overriding importance;
- iii) that the development is required in association with an outdoor recreation or appropriate tourist facility;
- iv) that the development would be appropriate in a green belt;
- v) that the development is necessary to meet an exceptional need which cannot reasonably be met elsewhere.

In determining any planning application, a case of exceptional need must be clearly demonstrated having regard to the objectives of the local plan.

Saved UDP Policy CB44, *Mersey Valley Policies on the Control and Form of Built Development* – Any new development permitted within the Valley shall be of a high standard and by careful attention to siting, design, layout materials and landscape design shall not have a harmful effect on the character of the Valley. Any new development which by reason of its nature, scale or location cannot meet these criteria will not be permitted unless there

Other material considerations

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016 as a material consideration in the Council's decision making as a Local Planning Authority.

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Guide to Development in Manchester Supplementary Planning Guidance

Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

The National Planning Policy Framework (February 2019)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 133 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Issues

Principle

The principle of residential development in a predominantly residential area is generally considered acceptable. In this instance given the applications sites relationship to the green belt, the Mersey River Valley, and an existing golf club further consideration of these matters together with impacts on residential and visual amenity are considered necessary.

Climate Change

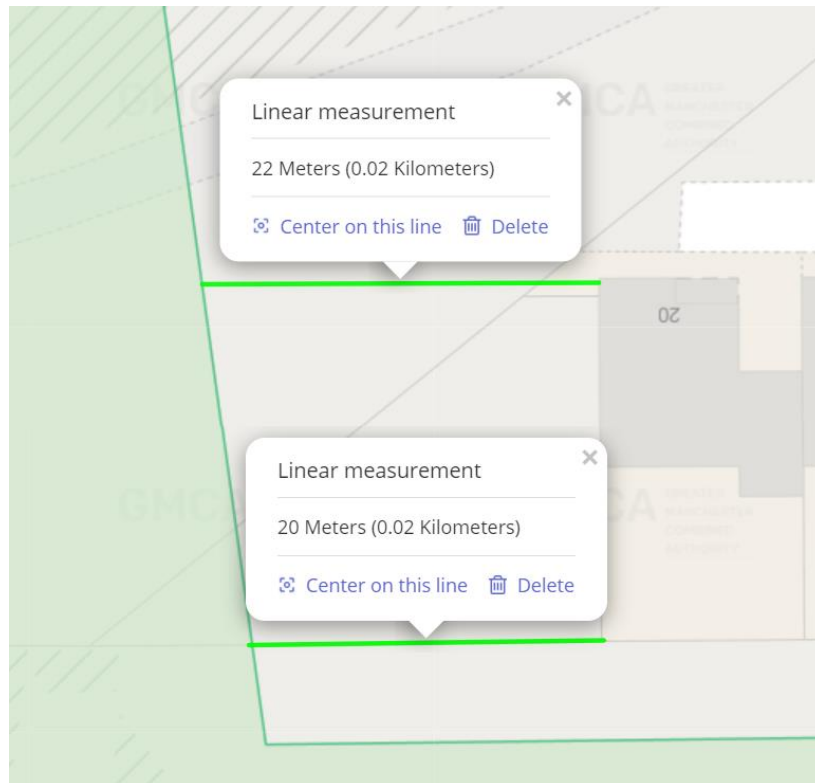
The application proposals would result in the loss of a current area of land that consists of vegetation and some trees. The site is located within a residential area on the urban fringe and is considered to be a sustainable location in which to see development of further residential accommodation due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

The development of new residential properties would offer the opportunity of improving the energy performance of the housing stock in the area through the use of modern materials to ensure a fabric first approach is adopted in terms of the sustainability of the new dwellings and would incorporate a drainage scheme to ensure that the proposals would not give rise to increasing the risk of flooding elsewhere.

Green Belt

The application site has been amended from previous proposals put forward and is located wholly outside of the Greater Manchester Metropolitan Green Belt. This has been confirmed within the application submission and a review of the site against the digitised green belt boundary and distances as clarified in the plans below. As such the revised site boundary has resolved one of the elements of the previous reasons for refusal as the site is not located within the GM Metropolitan Green Belt.

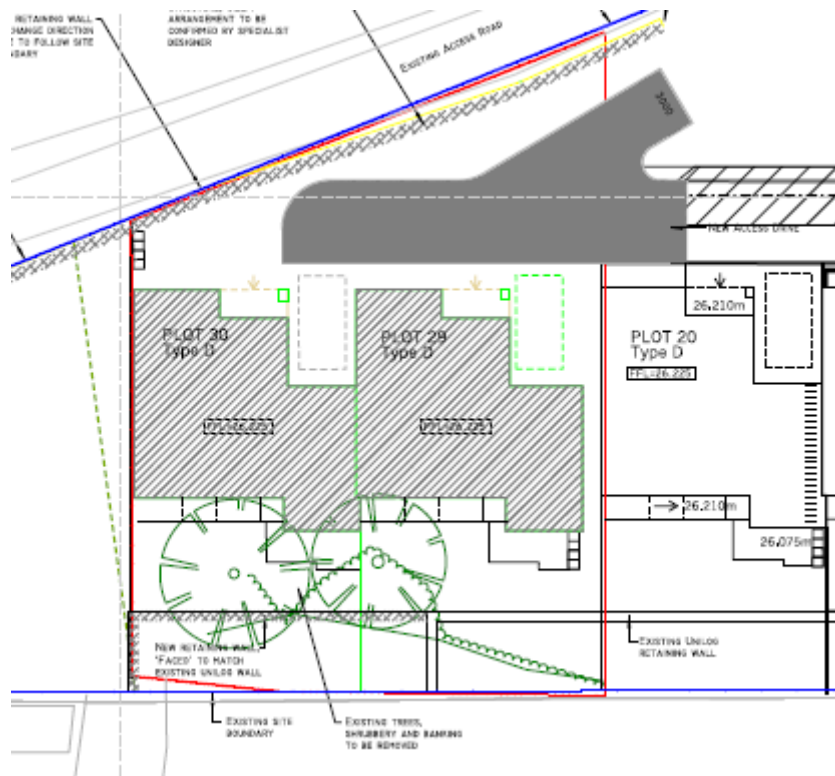
Consideration is given to the visual impacts of the proposal on the green belt within the submitted application and this is considered in more detail in the visual impacts section of this report.



Measurements taken from the digitised Green Belt Boundary plan showing distance from green belt boundary from number 20 Chorlton Villas (source mappinggm.org.uk/GMODIN courtesy GM Combined Authority)

Visual Amenity and impact on Mersey River Valley

The previous proposals refused permission on this site comprised development that fell within the defined Greater Manchester Green Belt and also formed a development that was considered to have harmful impacts on the spacious character of the Mersey Rive Valley. Those proposals incorporated two no. link detached buildings which would have had a total width of approximately 22 metres across the two properties. In addition further structures (boundary fences etc) would encroach further into the green belt and the end property would have resulted in a built edge to the boundary with the green belt.



Layout of previously refused proposals 120789/FO/2018

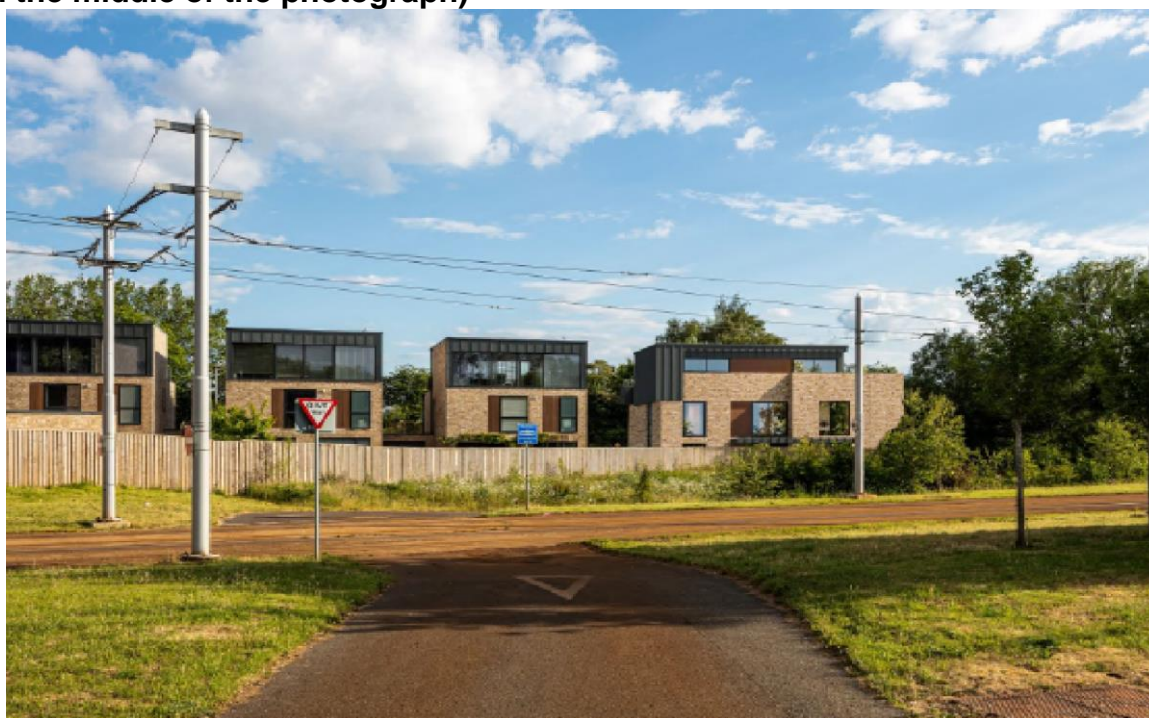
The proposals are accompanied by a Townscape and Visual Appraisal which seeks to appraise the visual impacts of the proposal and addresses the reasons for refusal of the previous application in terms of the impact on the character of the area including the visual impacts on the openness of the adjacent green belt.

This appraisal indicates that given that there are no built elements proposed to be within the green belt, the impact in visual terms is considered to be negligible.

The perception of impacts on the green belt's openness from views into the development is limited due to the screening from the mature tree belt located to the west and south of the site. The applicant also indicates that the design of the proposals have reduced the scale and introduced elements to break up the proposed built form to the southern and western elevations. The application proposal would result in a built form that would have a reduced width than that previously refused 13.8 m against 22m with a side garden area to further provide space with the boundary and green belt beyond.



Existing view towards application site (no 20 Chorlton Villas is the last property in the middle of the photograph)



Visualisation of the application proposals in situ adjacent 20 Chorlton Villas

The submitted appraisal takes a number of principle views to assess the visual impacts of the proposed development including from existing residential properties, whilst there would be some visual impacts by virtue of a built form being located on the application site such impacts would not be significant given the context of the site adjacent recently constructed residential properties; and its distance including the

intervening built form from other residential properties to the north and east on Hardy Lane. The proposals have been designed to provide a visual end to the built form adjacent the boundary to the green belt with glazing. In addition boundary treatments to the front and side adjacent the green belt would be set at 1.2 metres allowing the maintenance of 'openness' to the front and side garden private garden areas.



View looking east towards the site and the gable end of number 20 Chorlton Villas to the right

The Mersey River Valley area is generally consistent with the boundary of the green belt save for a number of areas where it is washed over areas which contain buildings. The application site and the adjacent development are all set within the River Valley area. Historically and prior to the development of the Chorlton Villas the site contained former student halls of residence and has for a lengthy period been part of the River Valley that has contained buildings. As such the principle for the proposal in this context is generally acceptable given it is for limited infilling as part of an established pattern of development and as set out below is of a high quality of design reflective of the wider Chorlton Villas development.



UMIST Student Halls Hardy Lane circa 1975 (courtesy of Manchester Libraries)

It is considered that the proposals have been designed and sited to reflect the sites location adjacent the green belt and within the Mersey River Valley area. Whilst the introduction of a built form in this location would give rise to some visual impacts these are not considered significant to warrant refusal of the proposals.

Residential Amenity

Concerns have been raised about the impacts of the proposals on adjacent existing residential properties including from the introduction of a large family dwelling with integral annex, through overlooking and loss of privacy to adjacent properties.

The proposals are for a larger family home adjacent to other detached residential properties. Whilst the size of the property is larger than existing properties the applicant has through the submitted information demonstrated that this can be accommodated on the site providing visual and physical separation from the existing residential properties. The side wall of the proposed dwelling would be approximately 2.8 metres from the nearest gable wall of the adjacent property. A residential use of the site is one that it is considered can be accommodated on the site and would not give rise to unusual or unexpected levels of activity or comings and goings that would warrant its refusal. The property is proposed to be occupied as a C3 residential use and this would be made a condition of any approval.

The adjacent residential property has a side window on the first floor gable wall facing onto the application site, this window appears to have frosted glazing. There would be a reduction of light to this window however, given the gap between the existing and proposed gable walls and the existence of significant glazing to the front and rear of the property it is not considered that the loss of light to this window would warrant refusal of the proposals. A glazed window to ground and first floor is within the proposed dwelling to serve a hallway area, given the relationship it is considered

necessary that this window is obscurely glazed and a suitably worded condition is proposed to achieve this.

The outdoor amenity space would be separated from the neighbouring property by a 2 metre high boundary fence and would afford a similar relationship between outdoor spaces experienced elsewhere in this residential area.

The proposal does incorporate a roof top terrace that would afford views towards the Golf course to the south and west towards the green belt. Concerns have been raised from neighbouring occupiers that this would also give rise to unacceptable opportunities for overlooking of private garden areas and a resulting loss of privacy. The roof terrace reflects the same relationship as those found on the properties to the east of the application property, which include roof terraces. Whilst this arrangement of roof terraces on adjacent properties does set a precedent it is acknowledged that the proposed property is an addition to the area and in this instance it is recommended that a condition be attached to any approval for the incorporation of a privacy screen to the eastern edge of the roof terrace only to prevent direct views across the terrace towards the roof terrace of number 20 Chorlton Villas. It is not considered that views into rear gardens from rear windows is an unusual relationship and reflects the same relationships that exist between the properties to the immediate east. The front of the proposed property would have views over an access road and the Metrolink line as such the proposals would not overlook other residential properties from this aspect. As such it is not considered that the proposals would give rise to unacceptable loss of privacy or overlooking that would warrant refusal of the proposals.

Design



View looking south and west towards the application site edged red

The proposals have been designed to reflect the architectural designs and use of materials of the wider Chorlton Villas properties. Concerns have been raised regarding the approach taken in this instance by objectors.



Proposed Front and rear elevations



Whilst the proposed property is larger in width than existing neighbouring properties there is a variation in house types on this development including linked detached properties and groups of terraces some of these are located on the Hardy Lane frontage. This variation in house type gives visual interest across the development.



Visualisation of the western elevation facing towards the Green Belt

In this instance the proposals have also been designed to form a visual 'end' to the development with the inclusion of areas of glazing and roof terrace on the western elevation of the property. It is considered that the design approach reflects the adjacent recent development and is acceptable for this location. To ensure materials

are reflective of the wider development a condition is proposed for the approval of these.

Ecology

The application proposals are accompanied by a recently updated Ecological Appraisal. This confirms that the site was subject to clearance as part of the redevelopment of the wider site and has been recolonised with vegetation. The site itself does not contain any statutory ecological designations. The closest areas of ecological importance are at Chorlton Water Park Local Nature Reserve (approximately 0.5km to the south east) and Chorlton Ees and Ivy Green Local Nature Reserve. All nature reserves are separated from the application site. The closest other non-statutory designation is the Hardy Farm Site of Biological Importance located 0.1km to the west of the site but the appraisal confirms this is again separated from the application site.

The survey of the site confirmed it does not contain woodland habitat.

The hedgerow present along the southern site boundary was not recorded to be species rich, albeit provides a dense vegetated corridor and habitat structure along the boundary. The hedgerow is likely to qualify as a Priority Habitat. It is recommended that the hedgerow be retained and protected under the proposed works.

The site is not considered to form an important foraging resource to local bat populations, the southern boundary hedgerow does provide a linear feature that could provide potential for use as a commuting route and/or foraging corridor.

The appraisal indicates that overall the site is likely to be of negligible importance for local populations of mammals, birds and invertebrates.

The appraisal makes recommendations to maximise biodiversity enhancements on the site in the form of bat and bird boxes together with new landscape planting to be comprised of native species. Appropriately worded planning conditions are proposed for these details to be submitted for approval.

Trees

It is noted that the proposals would result in the removal of part of the tree canopy of a group of trees in the south western corner of the site which also extends further west outside of the site. This group of trees is noted as being classified within category C in the submitted tree survey and are not considered to be of high amenity value. The submitted landscaping scheme indicates that part of this group is to be retained with additional planting on the site within the submitted landscaping scheme. Further final details of the landscaping scheme for the site are required, however the indicative details do provide sufficient information to indicate there is adequate space for replacement planting to be included within the development. Together with the biodiversity mitigation identified in the preceding section of this report it is considered that these matters can be resolved by way of an appropriately worded condition attached to any approval.

Disabled Access

The ground floor is wheelchair accessible and car parking to the front of the property provides sufficient space for an accessible car parking space. The self-contained ground floor accommodation would share the ground floor, with a double bedroom, bathroom, open plan kitchen and living room, which would be available for supported living. The submitted information indicates that this ground floor accommodation benefits from a separate entrance and access to the larger home, with the intention that it would provide independent living for a relative.

Access

Access is gained from the existing pedestrian and vehicular accesses from Hardy Lane and then via the internal access estate road. The proposals provide for a short extension to the internal access road to the front of number 20 Chorlton Villas. The proposals also include a short section of layby which is proposed to widen the site access and is similar to the layby provided elsewhere on the site.

The provision of this short section of internal access road is considered acceptable to serve the proposed property and reflects the relationship of other properties on the southern boundary of the wider site to the internal road.

Car Parking

The proposals incorporate 3 off street car parking spaces. This is considered an acceptable level of car parking for the proposed development. The site is well located to benefit from the Barlow Moor Road Metrolink stop and bus service provision. The proposals do not provide details of secure cycle storage and there is space within the site for such provision. It is considered necessary for an appropriately worded condition to be proposed for these details to be provided.

Site levels

There is variation in the site levels from the front of the site towards the rear. The submitted information indicates the need for a retaining wall to the front adjacent the proposed car parking area. The final choice of materials or design for this structure are not included within the submission although landscaping is proposed to the front and would reduce any visual impact of this element. To ensure materials are reflective of the high quality of the overall development a materials condition is proposed to cover this element of the proposal.

Crime and Security

The proposals introduce low level (1.2m) fencing to the front and side of the boundary to ensure that views and the spacious character of the site is retained. Whilst this overcomes issues with regards to the visual impacts of development given its location at the end of the development it could lead to concerns regarding unauthorised access from these points which are not readily overlooked. As such it is considered that the introduction of defensive planting to these boundaries would assist in reducing the opportunities for unauthorised access onto the site. It is

recommended that in addition to attaching a condition that the development should achieve a Secured by Design Accreditation, a further landscaping condition be proposed for further details of defensive planting to be submitted and approved.

Flood Risk

Concerns have been expressed regarding the submitted Flood Risk Assessment for the proposal given its age and preparation for the wider redevelopment of the site.

The application was subject of statutory consultation with the Environment Agency and the Councils Flood Risk Management Team. They have reviewed the submitted information and have recommended conditions for the development to be undertaken in accordance with the submitted Flood Risk Assessment and submitted drainage scheme. The Environment Agency have raised no concerns with regards to the submitted information.

Waste

The proposals incorporate space for the external storage of refuse bins in accordance with the Councils requirements. Bins would be collected from the external layby proposed alongside the other properties within the residential site. These arrangements are considered satisfactory for the proposal.

Relationship of proposal to adjacent Golf Club

Objections have been raised by the neighbouring golf course as a result of the application proposals with the main concerns regarding the potential impacts on future occupiers of the property and measures that the golf club may need to instigate to resolve these. These matters were raised with the applicant's agent who confirmed that:

"The applicant has previously demonstrated.....that the new dwelling is behind the tee box which is resulting in the very occasional instances of ball strikes to the existing homes. The risk from golf ball strikes affecting the new dwelling is minimal, as the Club introduced mitigation when the original development took place, including a fence and additional planting to the boundary. This fence extends to the end of the application site. The tee for hole 15 is located to the rear of the proposed development so golfers would be putting to the south-west, away from the proposed development." In addition they acknowledge that the proposals also incorporate a 2 metre high boundary fence along the rear boundary and additional planting is proposed.

It is considered that the application proposals incorporate suitable measures including the boundary fence and additional landscaping along the rear boundary to mitigate the potential risk of stray golf balls. The applicant's agent has confirmed that the proposed dwelling is sited behind the tee box for the nearest teeing off area which would minimise risk of ball strike from this teeing off area.

It is noted from the published risk assessment for the Golf Club dated July 2019 available on the clubs website, that for the 15th Tee (closest to the proposed

development site) the golf club has erected a 2 metre high netting alongside the tee to direct players towards the right of the tee away from the boundary. It is also noted that the level of risk is Low. Whilst the risk of ball strike is noted, given the siting of the proposed dwelling set behind the tee together with the measures proposed in terms of boundary fence and landscaping such matters are not considered to warrant withholding planning consent for the proposal.

Construction

Concerns have been raised about the impacts of construction activity on the amenity of nearby occupiers. It is noted that there would be some level of noise and disturbance as a result of construction activity. These impacts would be over a short period of time given the relatively small scale nature of the proposals.

Notwithstanding the details provided by the applicant and to ensure that hours of working are reflective of the Councils guidance a construction management plan condition is proposed to be attached to any approval.

Conclusion

As set out within this report the application proposals are considered to have overcome previous concerns with development in this location. The site is outside of the green belt and the reduction in the amount of built development together with its design and siting are considered to be a positive addition to the wider Chorlton Villas estate.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation **APPROVE**

Article 35 Declaration

The application has been determined in a positive and proactive manner, issues that have arisen during the processing of the application have been discussed with the

applicant's agent and in instance appropriate conditions have been attached to the decision.

Conditions to be attached to any decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site Plan reference 002

Ground floor plan 004

First floor plan 005

Second floor plan 006

Roof plan 007

Proposed front and rear elevations 008

Proposed side elevations 009

Landscaping plan 011

Refuse plan 021

Design and Access Statement all prepared by White Box

Update Ecological Appraisal prepared by Aspect Ecology

Phase 3 Drainage layout prepared by Bell Munro

Flood Risk Assessment prepared by LK Consulting April 2014

Waste Management Proforma

All received by the City Council on the 10th August 2020

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

2) No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) including in relation to the interface with Metrolink, has been submitted to, and approved in writing by the City Council. The approved CMP shall include agreed safe access and methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

- Hours of working;
- the parking of vehicles of site operatives and visitors;
- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- measures to control the emission of dust and dirt during construction; and
- measures to control the deposition of detritus on the track during construction.

Reason - In the interests of highway and tram safety and to safeguard the amenities of the locality pursuant to policy DM1 of the Core Strategy.

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

4) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise and vibration from tram lines shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq

Upon completion of the development and before first occupation of the residential units, a verification report will 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 has 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.

Due to the proximity of the development to the tram line, it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/reradiated noise should also be factored into the assessment and design.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to saved policy DC26 of the Unitary Development Plan and policy DM1 of the Core Strategy

5) Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - 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. This is in line with paragraph 170 of the National Planning Policy Framework.

6) Prior to the commencement of any works on site, including demolition works and vegetation or tree clearance, an Arboricultural Method Statement for works in the vicinity of trees and hedges to be retained on the site shall be submitted to and approved in writing by the City Council. The development shall be carried out in accordance with approved details and until the completion of works on the site.

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

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the Arboricultural Method Statement approved under condition 6 of this approval; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

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

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

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

9) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations (including those for the retaining wall) have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

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

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

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

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

13) Within three months of the commencement of development details for the provision of electric vehicle charging infrastructure at the property 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 approved details prior to the first occupation of the development.

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

14) The storage and disposal of waste shall be undertaken in accordance with the approved Waste Management Strategy and drawings submitted with the application and shall remain in situ whilst the development is in operation.

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

15) The boundary treatment details as set out on drawing reference 011 shall be carried out in accordance with the agreed details and the boundary treatment shall be completed prior to their first occupation.

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 development is located in order to comply with policy DM1 of the Core Strategy.

16) The development hereby approved shall not be occupied unless and until flood resilient measures have been implemented in accordance with the Flood Risk Assessment, LK Consult Limited, April 2014, as follows:

- The internal and external levels are set in accordance with the EA requirements;
- Sockets, meters and other electrical equipment raised above the 0.1% AEP plus climate change level;
- Safe access and egress to be provided for the occupiers;
- The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.

Reason: To reduce the risk of flooding pursuant to national policies within the NPPF and local policy EN14.

17) 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.

Reason - To reduce the risk of crime, pursuant to policy DM1 in the Core Strategy Development Plan Document for the City of Manchester

18) The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Drainage Layout, Dwg Ref: J3425/03 DR01 Rev C, Bell Munro Consulting Ltd, 15/05/20.

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

19) Prior to the first occupation of the development hereby approved, details of secure cycle parking spaces for the dwelling shall be installed in accordance with details previously submitted and approved in writing by the City Council as local planning authority.

Reason – To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) none of the dwellinghouses shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 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 C3(a).

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

21) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of side, rear or upward extensions to the building shall be undertaken nor any outbuildings erected on the site other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located in particular the Greater Manchester Green Belt and Mersey River Valley pursuant to policies DM1, SP1 and EN13 of the Manchester Core Strategy and saved Unitary Development Plan policy CB44.

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) no further development in the form of extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

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

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 127696/FO/2020 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

**Highway Services
Environmental Health
MCC Flood Risk Management
Transport For Greater Manchester
Environment Agency**

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

