

Application Number	Date of Appln	Committee Date	Ward
123880/FO/2019	18th Jun 2019	22nd Aug 2019	Didsbury East Ward

Proposal Erection of two, three storey detached dwelling houses (six bedrooms) with associated landscaping and car parking following demolition

Location 21 Didsbury Park, Manchester, M20 5LH

Applicant Kieran Hedges, 21 Didsbury Park, Manchester, M20 5LH

Agent Sixtwo Architects, 29 Bow Lane, Manchester, M2 4FW



The application site (measuring 0.16 hectares) relates to a large detached dwelling house that is located within Didsbury St James Conservation Area. The property is set back from the highway and benefits from large gardens. It has two separate access points onto Didsbury Park.

The property has been subject to four previous planning applications.

In 2008 an application was refused for a first floor side extension above existing ground floor to contain a granny flat and erection of single storey side extension to form double garage (application reference: 086620/FH/2008/S2) and in 2009 an application was approved for a single storey side extension to form garage, raising of roof to existing side extension and first floor rear extension including elevational alterations to roof to form additional living accommodation (application reference: 088738/FH/2009/S2). The 2009 permission was implemented.

In 2018 application 117911/FH/2017 was approved for a two storey extension to the front; erection of rear dormer roof extension to side; erection of a part single/part two storey rear extension; erection of a rear extension to house swimming pool;

installation of vehicular access gates together with associated elevational alterations following demolition of existing extensions to the rear of the property.

In October 2018 application 121695/FO/2018 was submitted for the erection of two, three storey detached dwelling houses (six bedrooms) with associated landscaping and car parking following demolition. This application was due to be determined by Planning and Highways Committee at its meeting on the 13th December 2018, however the application was withdrawn prior to determination to address the reasons for refusal set out within the report to committee. The recommended reasons for refusal were as follows:

1) The proposed development by reasons of its scale, massing and relationship to the side boundaries of the application site, loss of trees would result in two prominent buildings which are unduly intrusive in the street scene to the detriment of the spacious and landscaped character of Didsbury St James Conservation Area. As such the proposal is contrary to saved policies, DC18.1 of the Unitary Development Plan, policies SP1, DM1, H6, EN1, EN3 and EN9 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

2) The proposed dwelling houses would have a detrimental impact upon the setting of the Pine House Grade II Listed Building by reason of the siting, scale and mass. The proposed development is therefore contrary to the provisions of Core Strategy policy SP1 and EN3 and saved Unitary Development Plan policy DC 19 and the National Planning Policy Framework.

The immediately adjacent streets are characterised by detached and semi detached residential properties in a range of styles and uses from early and late Victorian Villas measuring three storeys to more contemporary houses. The application site is also in close proximity to two listed buildings. Pine House (no.23 Didsbury Park), is a grade II listed residential property and is located to the north of the site and shares a common boundary with the application site. Didsbury Park House is located to the north east of the application site, on the corner with Sandhurst Avenue and is also a grade II listed property.

Description

The proposal comprises the demolition of the existing family house and subdivision of the plot to accommodate two, three storey six bedroom detached family houses with basements and integrated garages.

The proposed new dwellings would be constructed principally of a textured white brick with recessed header detailing around openings, the secondary gable of the houses (to the sides) would be clad in dark grey stained timber, vertically arranged with dark grey metal projecting reveals. Windows and balustrades would be dark grey PPC metal and aluminium and roof tiles would be natural slate.

The front boundary would be textured red brick with sandstone copings with brick gate posts rising above the wall to mark the entrance to each property, automated metal gates are proposed and fencing to the front between the two houses would be natural timber. The driveway would be resin bound gravel. Two accesses to Didsbury

Park would be maintained. No. 21 Didsbury Park does not contain any existing boundary wall at the front and in its place is hedging and trees, the hedging and trees are to be retained.



Consultations

The proposal has been advertised in the local press as a development affecting a Conservation Area and a site notice was displayed at the application site. Notification letters have been sent to local residents.

Local Residents / Public Opinion - Nine representations have been received from local residents, three object and six are in support of the application proposals.

Comments are summarised below:

Object

- There is no objection in principal to the loss of the existing house to allow for a replacement development as the existing house is not of any particular architectural or historic merit.
- The proposed development does not take the correct design approach for the site.
- The development would not conserve or enhance the Conservation Area.
- The proposal would impact negatively on the setting of the Listed Building.
- The plot sizes along the western side of Didsbury Park are larger than the two plots proposed. The area is characterised by two storey semi-detached Victorian villas set within large plots that allow for large dwellings yet they retain spaciousness around them.
- Concerns raised regarding the siting and scale and massing of the property in relation to the neighbouring properties.
- The lack of setting space around the proposed properties will make the proposed development appear cramped and over-developed when compared to the spaciousness of the surrounding neighbouring properties.

- The proposed design of the new dwellings are out of character with the other adjacent villas or those of Pine House dominating the street scene.
- The use of the materials are completely at odds with the aged appearance and materials of neighbouring property. Timber cladding is by nature prone to weather-wear and fading over a relatively short period of time. The material would also present an oppressive outlook to neighbouring property.
- The development will have a detrimental impact on the residential amenity of adjoining properties by virtue of loss of outlook, daylight and provision of overlooking particularly with regards to the large first floor terrace to the rear.
- The loss of trees on the site will remove a landscape buffer to the boundary which offers screening. The boundary wall to the frontage would pose a concern to mature trees and hedges. The creation of a substantial basement would pose a risk to tree stability and long term survival.
- The pre-application comments have not been taken into account and the development is contrary to policies SP1, EN1, EN3, DM1, DC18 AND DC19 of the adopted development plan and to the NPPF.
- Minimal changes to the original scheme do not address the areas of concern.

Support

- It is important that tree cover as proposed is adhered to, soft landscaping in the conservation area is vital.
- Welsh Slate should be insisted upon.
- Sustainability and green issues are at the heart of the applicants plans.
- The existing house is of no particular architectural merit and is dated and unattractive and has been poorly extended over the years.
- The proposals will greatly enhance the road and neighbourhood.
- The designs are bold, grand and contemporary yet sympathetic and contextual to existing housing.
- The plans for No. 21 are superior to those approved on the former MMU site from an aesthetic perspective.
- The plans enhance the character of the Didsbury St. James Conservation Area.
- Efficient use of land without overdeveloping the site.
- Retains the detached element at the park end of the road whilst cleverly complimenting the semi's close by.
- The proposal is sensitive to the listed building.

Manchester Conservation Areas and Historic Buildings Panel - No objections subject to comments about the use of the cladding material being unacceptable and there being no precedent for this material in the area. The Panel also commented on the white brick selected, they stated that they felt it was too stark and should sit more subtly into the area.

Highway Services – No objection. Traffic Impacts - The proposals are all contained within a private boundary to the development and do not impinge on the adopted highway. The addition of the 1 additional house (2 in total) and the associated trips to and from the proposed development do not raise any highway safety or capacity concerns and the proposals are therefore accepted in principle.

Access to the houses is from the Didsbury Park highway, new dropped kerbs/reinstatements will be required.

Gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Car Parking - As well as single garages, each house has on-site car parking for a further 2-3 vehicles, this allocation is considered appropriate.

Cycle Parking - No details is provided regarding cycle storage at the houses however it is noted that cycle parking could be provided in the garages.

The proposed bin storage to the side of the houses is considered appropriate and residents are to transfer the bins from the storage area to the kerbside of Didsbury Park on collection days and returned them to the storage area after collection. This arrangement is therefore accepted in principle by Highways and will ensure that bins are not left out or stored on the adopted highway.

Environmental Health – No objection. Requested conditions relating to refuse storage, contaminated land and construction management plan.

Neighbourhood Team Leader (Arboriculture) – No objection. The applicant has engaged to agree tree retention and protection methods. There will be additional tree removal required to the rear boundary to enable the boundary wall to be re-built. This will should be mitigated for in the landscaping proposal.

Greater Manchester Ecology Unit – No objection.

Bats - GMEU have reviewed the survey (July 2018) submitted with the application and found that no bats or signs of bats were observed during the survey and the two other buildings on site (summerhouse and shed) were considered to be negligible for the potential to supporting roosting bats and no further surveys were considered necessary. An emergence survey was undertaken on the residential property in August 2018, no bats were seen to emerge from the property and only low levels of commuting and foraging activity by common pipistrelle, soprano pipistrelle and Noctule bats was recorded through the site. No further surveys are therefore considered necessary and works can commence with a low risk to roosting bats. Recommended an informative.

Birds - The buildings, trees, hedgerow and scrub have the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). GMEU recommend a condition is attached to any approval requiring that the demolition works together with all tree/hedgerow works and shrub clearance should not be undertaken in the main bird breeding season (March-July inclusive), unless nesting birds have found to be absent, by a suitably qualified person.

Hedgehogs - Recommended an informative require that between October and March that any wood piles or other materials and vegetation within the application site

should be checked for hibernating hedgehogs before disturbance/clearance and moved to a safe place.

Large Mammals - Recommended a condition requires that all excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling.

Invasive Species - An invasive rhododendron has been identified on site and it is an offence under the Wildlife and Countryside Act to allow this plant to grow in the wild. Recommend an informative that the applicant is advised and if it is removed, ensure that it is disposed of accordingly.

GMEU also recommend that there are opportunities for biodiversity enhancement to be incorporated into the new development in line with the NPPF.

Didsbury Civic Society - Any comments received will be reported to Committee.

Policy Framework

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

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 117 indicates that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Including giving 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.

Paragraph 127 confirms that planning decisions should ensure that developments: 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; create places that are safe, inclusive and accessible and which

promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 185 of the Framework stipulates that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Paragraph 189, requires applicants 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190 states Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 192 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved. The proposals would create additional residential accommodation in a sustainable location and as set out in this report are indicated as being in accordance with the up to date Core Strategy Development Plan Document and therefore accord with the main principles and expectations of the revised National Planning Policy Framework.

Manchester Core Strategy

Local Development Framework

The relevant development plan in Manchester is the **Core Strategy Development Plan Document 2012-2027 (the "Core Strategy")**, adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July

1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposals are considered to be consistent with the following Core Strategy Policies EN3, H1, H6, EN1, SP1 and DM1.

Policy EN3 - Heritage

States that new developments must be 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 listed buildings and conservation areas. The application relates to a site within the Didsbury St James Conservation Area as set out within this report and to the south of the Grade II listed property known as Pine House at 23 Didsbury Park.

Policy H1 - Housing

States that 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. The guidance also refers to the delivery of policies that will result in significant increases to the supply of housing, specifically stating that housing applications should be considered in the context of the presumption in favour of sustainable development.

Policy H6 - Housing

States that 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. The application relates to the creation of two dwelling houses with South Manchester area.

Policy EN1 - Design Principles and Strategic Character

States that development in Manchester will be expected to have regard to the strategic character area in which the development is located and opportunities for good design should be fully realised.

Policy SP1 - Spatial Principles

This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 - Development Management

This policy seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities in particular by contributing to neighbourhoods of choice. Issues relevant to this scheme are: siting, layout, scale, form, massing; impact on surrounding area in terms of design, scale and appearance and effects on amenity.

Saved UDP Policies

The following saved UDP policy needs to be considered in relation to the application.

Policy DC18.1 - Conservation Areas

Saved policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. the relationship of new structures to neighbouring buildings and spaces;
 - ii. the effect of major changes to the appearance of existing buildings;
 - iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv. the effect of signs and advertisements;
 - v. any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

This is of particular relevance to this application under consideration.

Policy DC19 Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a

- detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
 - d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
 - e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
 - f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

This is of particular relevance to this application under consideration as application site shares a boundary with a listed building and is in close proximity to another.

Other Material Considerations

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

This guide establishes the Council's principles in relation to design across the city and is a material consideration in the assessment of planning applications. In relation to development within conservation areas, the SPD advises that it should:

"preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development."

Residential Quality Guide

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. 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 2038, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

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.

South Manchester Regeneration Framework

South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the SRF is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness.

The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods.

The SRF identifies a key issue for the area as providing a wider choice of housing to attract and retain residents. The SRF states future housing developments need to focus on providing high-quality family accommodation. It identifies that high-quality sustainable new housing developments should meet the housing needs of the existing and future population of South Manchester.

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. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Legislative requirements

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, 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.

Without prejudice to section 72, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a Conservation Area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

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

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

Impact on the Didsbury St James Conservation Area and Listed Buildings

When compared with other Conservation Areas within the City, Didsbury St James covers a large area and outside of the city centre has the greatest concentration of listed buildings in Manchester. The Conservation Area appraisal notes the following common features when describing the townscape:

- Variety in architectural styles varying from Classical and Gothic of public buildings and of the more grandiose houses to remnants of older and more modest houses exist in simple vernacular character;
- A great variety in building materials are used on the buildings, with red brick walls and blue slate roofs being the most common. However, there are extensive examples of stone dressings used in conjunction with brick and several buildings are built entirely of stone.
- Several buildings are finished in stucco or rough cast render;
- Trees are an important characteristic of the area providing not only screens groups of buildings from one another but also a unifying, leafy backdrop to the whole area;
- Entrance doorways help to create the character of the area;
- Most of the buildings in the area are characterised by vertically proportioned sash windows which are used singly or in groups. In older buildings, sashes are sub-divided by glazing bars into smaller panes.

In this particular part of the Conservation Area, the area is characterised by large two storey detached or semi-detached villas set within spacious grounds (figure 1). The building materials are predominantly red brick with blue slate roofs although there is an example of painted stucco on brick which has been used on the Grade II Listed building known as Pine House (no.23 Didsbury Park) which is to the north of the application site. The listing dates the property to the 1840s and is a two storey, white painted stucco on brick with a slate roof built in the gothic style.

The building line along Didsbury Park follows the curvature of the road, with Pine House located further behind the application site. There is little relationship between the frontages of the existing dwelling and that of the listed building. However, there is an interface between the southern elevation of the listed building and the side and rear of 21 Didsbury Park.



Photograph 2: Pine House



Photograph 3: Didsbury Park House

On the corner of Didsbury Park and Sandhurst Road is Park End House, which is Grade II listed and is located to the north east of the application site. The property dates from the mid to late 19th Century and is a two storey dwelling house built with red brick in Flemish bond, with sandstone dressings and a slate roof. There is some limited visual relationship between the frontages of the two buildings, although this is limited due to the curvature in the road and the tree cover.

Opposite the site (east) are two detached dwelling houses, No.60 Didsbury Park which is a two storey Victorian Villa in a red brick, slate roofs and hanging tiles and No.58 Didsbury Park is a modern two storey white render dwelling house that was approved in 2012.

To the south of the site is a large detached two storey Victorian villa No.19 Didsbury Park red brick and slate roof tiles. The application site also shares its southern boundary with this site.

To the west of the site is more modern development in the form of predominantly two storey detached and semi-detached dwellings on the former Manchester Metropolitan Campus site.



Figure 1 Existing Site Plan and Google Earth Image

The existing dwelling house has a two storey central element, with single-storey extensions to either side as shown in the existing street scene (figure 2). The property is red brick, with red vertical hanging tiles at the first floor level, reaching from the eaves to the top of the ground floor windows, with red roof tiles. The property dates from the 1920/1930s with some reference to Arts and Craft design.

The proposal seeks to sub divide the existing plot into two to provide two detached, three storey dwelling houses of a contemporary design (figure 3). The design of the buildings are detailed within the design and access statement and the architect has sought to take inspiration from the surrounding buildings most notably the fenestration details, bay windows, chimney stacks and gable frontages. Similarly the chosen materials textured white brick with natural roof slates reference the palette of materials utilised within the Conservation Area but without creating a pastiche design.



Figure 2 Existing Streetscene



Figure 3 Proposed street scene

This application differs from that previously proposed in that:

- The scheme has been moved further away from the side boundaries of No 19 and No. 21, 0.4m from the south, and 1.3m from the north. The two new houses now sit inbound of the existing property.
- The house to the north has been moved 1.52m further away from the road, to reduce the bulk of the overall scheme and give more openness to No. 21.
- The overall massing has been reduced.
- The ridge heights have been lowered to ensure the building heights are lower than the immediate neighbouring houses.
- The applicant has engaged with the City Arborist
- All trees along the front boundary are to be retained. A more detailed method statement has been added to the Tree Report.
- The new scheme now has less hard standing than the existing property.
- The rear terraces have been reduced in size. Planting to the terraces has been introduced to screen the existing and proposed properties with regards to privacy.

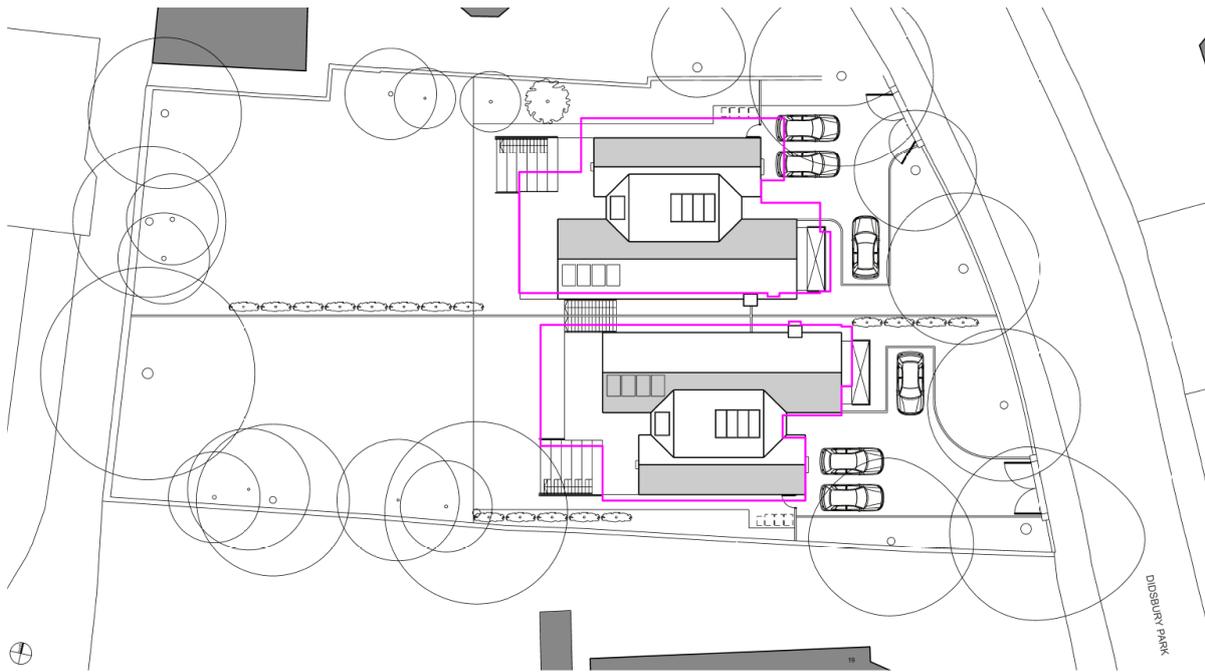
The following drawings illustrate the differences between the scheme now proposed and the previously submitted scheme.



NEW PROPOSED FRONT ELEVATION



PREVIOUSLY SUBMITTED FRONT ELEVATION



The applicant has made the case in the supporting documentation that the proposal meets both the statutory and policy tests. They consider that the proposal will make a positive contribution to the site, the Conservation Area and will have a neutral impact on the listed buildings.

Paragraphs 193 and 194 of the NPPF require Local Planning Authorities to consider the public benefits of supporting a development where all grades of harm, 'substantial' and 'less than substantial' can be justified.

As the extract of the NPPF above states, public benefits relate to satisfying one or more of the objectives of sustainable development. This includes preservation or enhancement of heritage assets but also the provision of housing in a sustainable location. Further the courts have determined that preservation is preserve from harm and that this is harm to its significance.

The heritage assessment has identified that the existing property has negligible value and no aesthetic value. Overall the assessment considers that the existing property has neutral significance and contribution to the Conservation Area and a neutral impact upon the setting of Pine House and Park End House.

In terms of the proposed works the heritage assessment states that the overall impact on the heritage significance of 21 Didsbury Park will be positive. Furthermore it concludes that the impact on significance of Pine House will be minimal and the same for Park End House.

By comparing both the proposed and the existing street scene, the proposal would create an increase in both area and floor space across the site (figures 4 and 5) and an increase in the size and massing of the built form. However, following alterations to the siting, location and massing of the proposals it is not considered that this would erode the sense of spaciousness between the properties to the

detriment of the character of the Didsbury St. James Conservation Area, the setting of the Listed Building, Pine House to the north or that would cause undue harm to the residential amenity of the neighbouring property.

The staggered massing of the detached dwellings would be stepped in line with curved building line and would now sit further from the back of footpath helping to reduce the volume of the proposals within the street scene. It is no longer considered that the siting of the development proposals would detract from the setting of the listed building known as Pine House.

The applicant has engaged with the arboricultural section and clarity has been provided that trees can be retained to the front of the site to screen the development proposals and to respect the character of this particular part of the Didsbury St. James Conservation Area.



Figure 4 Existing Site Plan



Figure 5 Proposed Layout Plan

At present No.21 Didsbury Park has a neutral impact on the setting and this is helped in part by the mature tree cover and green screening to the boundary. The southern elevation of the listed Pine House to the north and the side and rear of No.21 Didsbury Park are situated close to one another. Following alterations to the scheme with regards to being set further away from the boundary and set further into the site there would be minimal interruption to views of the listed building to the north, it is no longer considered that the proposal would result in enclosure of the gap to the extent that would warrant the refusal of planning permission.

On this basis the proposal would be acceptable having regard to section 66 of the Listed Building Act 1990 which requires that in considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this case it is considered that the proposal preserves the setting of the Grade II listed Pine House.

In terms of Didsbury Park House, whilst there would be a view across to the Grade II listed building given the proximity and the relationship to the property, the development would not be harmful to its setting.

The site due to its size is capable of supporting the scale of sub-division without causing substantial harm to the layout, pattern of development and scale of development on this part of Didsbury Park, the Didsbury St. James Conservation

Area or the Grade II Listed Pine House to the north. The loss of the existing building has been justified.

In this respect, it is considered that the proposed dwellings on this plot which represent a quality contextual design response, subject to conditions with regards to materials, and sustainable development that would provide additional housing would not cause substantial harm to any designated heritage asset within the terms of policies DC18, DC19 or EN3 and Chapter 16 of the NPPF.

In addition to the above, the proposed development must demonstrate that matters of the design, scale and massing, landscaping, residential amenity and boundary treatment are all satisfactorily met. These are addressed below.

Scale and Massing

A street scene elevation has been submitted as part of the application, it is now considered that the proposed dwellings have an appropriate scale, mass and height in relation to the neighbouring dwellings, with an acceptable height within the street hierarchy.

The site can accommodate the two villas whilst providing substantial garden spaces to the rear and car parking area to the frontage with land available for landscaping to each property proposed. It is considered that the hierarchy of plots size for detached dwellings is maintained when looking at the wider area which has a mix of substantial detached, semi detached traditional and contemporary family housing.

Design

The collective planning policy framework requires that development proposals should "enhance or preserve" the character of Conservation Areas, whilst the Council's equivalent Core Strategy policies SP1, DM1, EN1 and EN3 and saved policy DC18.1, seek to achieve this by ensuring that new development preserves or enhances the character, appearance or setting of the Conservation Area through the appropriate design, layout and choice of materials of new development. Applications are also required to achieve a good standard of design as expressed in chapter 12 of the NPPF and to the guidance contained within the Guide to Development SPD.

Noting the terms of these policies, the first priority when considering proposals for development within Conservation Areas is to those special architectural and visual qualities which gave rise to the area's designation. Where a proposal would erode these special qualities and there are no other material objections to the proposal, then it is recommended that it is either revised or recommended for refusal.

The submitted planning statement states that the house is designed with high environmental credentials to enhance the character of the area by creating two distinctive contemporary buildings which pays due regard to the pattern and features of the surroundings.

The applicant did not wish to create a pastiche building. The development as submitted is for a distinctive modern building using high quality design and materials.

The design approach reinterprets the detailing of surrounding houses utilising architectural features that are inherent to the character of the Conservation Area.

The elevations have been designed to respond to the local vernacular architecture through analysis of the surrounding townscape values. The use of contemporary materials, such as white brickwork, references the interplay between the rendered features of adjoining properties and other material within the textural palette found within the Conservation Area.

Paragraph 127 of the NPPF states that where developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, local authorities should not prevent or discourage appropriate innovation or change.

One reservation remains with regards to the materials included within the scheme as submitted with regards to the use of the dark grey stained timber. Regardless of concerns expressed by residents about maintenance of this material, this material is not present in the Didsbury St. James Conservation Area and would be incongruous in its introduction, especially given the expanse of the material in a prominent part of the design. A bespoke materials condition has been recommended in order to negotiate an alternative treatment, which is considered to be brick. The applicant has stated that they are amenable to such a condition and such negotiations.

The design has been assessed as being appropriate in the context of the Didsbury St. James Conservation Area subject to the use of high quality appropriate materials.

Residential Amenity

In considering the amenity impacts of the development, the proposal must be assessed against saved UDP policy DC1 and Core Strategy policies SP1 and DM1.

Given that the site is located within an exclusively residential area, the proposed development is considered to be compatible with the character of the locality.

The proposal would result in two large gardens areas at the rear which will provide sufficient amenity space for any future occupiers of the proposed dwelling. The increase in comings and goings and general activities of an additional house on the plot would not result in additional impact that would be detrimental to the neighbours of the adjoining properties.

Comments received cite three concerns with regards to residential amenity:

- Loss of outlook, which is interpreted to mean overbearing impact;
- Loss of daylight; and
- Overlooking, particularly from the rear terrace proposed.

The development proposals would not result in an overbearing impact or undue loss of light to any windows to any neighbouring property.

The properties proposed sit to the north of the neighbouring property at No. 19 and sit a greater distance away from the shared boundary than the existing dwelling on site. The existing gabled single storey extension on site measures c. 5.2m height separated by a gap of c. 1.5m – 2m. The proposal would measure c. 7.3m height to the eaves separated by a gap of c. 2.3m – 3.1m.

The properties proposed do sit due south of the property at No. 23 (the Grade II listed building known as Pine House). However, the existing single storey side extension on site measures c. 5.7m height separated by a gap of c. 1 – 1.5m. The proposal would measure c. 7.3 height separated by a gap of c. 3.3m - 3.9m

With regards to comments made in relation to overlooking, the proposals have been moved away from the shared boundaries to neighbouring property. No windows have been included to the side elevations and a condition has been recommended to prevent their insertion in the future.

The terrace to the rear has been moved away from the shared boundary on both properties with an area of planting above an intervening flat roof. It is considered that it is necessary for there to be a screen erected to the sides of the terrace to prevent overlooking towards neighbours to the north and south and between the two properties. The screen would also prevent a view from the side facing windows that provide access to the terrace.

There are windows within the side facing elevations between the two properties to ensuite bathrooms and circulation spaces shown to be translucent glass. A condition requiring that these windows remain obscurely glazed is required to prevent intervisibility between the two proposed units.

Subject to the appropriate condition referenced above, it is considered that the proposals would not give rise to any materially adverse impact on the amenity of neighbouring occupiers in terms of overbearing impact, loss of daylight or overlooking and there is no conflict with policies DC1, SP1 and DM1 in terms of the proposed development in relation to residential amenity.

Community Safety and Crime Prevention

The proposal offers good levels of surveillance; the layout is simple without hidden recesses or undefined areas, windows to the front elevation overlook the in-curtilage parking, allowing for the security of vehicles. The security of the site will be further enhanced by the boundary treatment, which has been submitted and detailed.

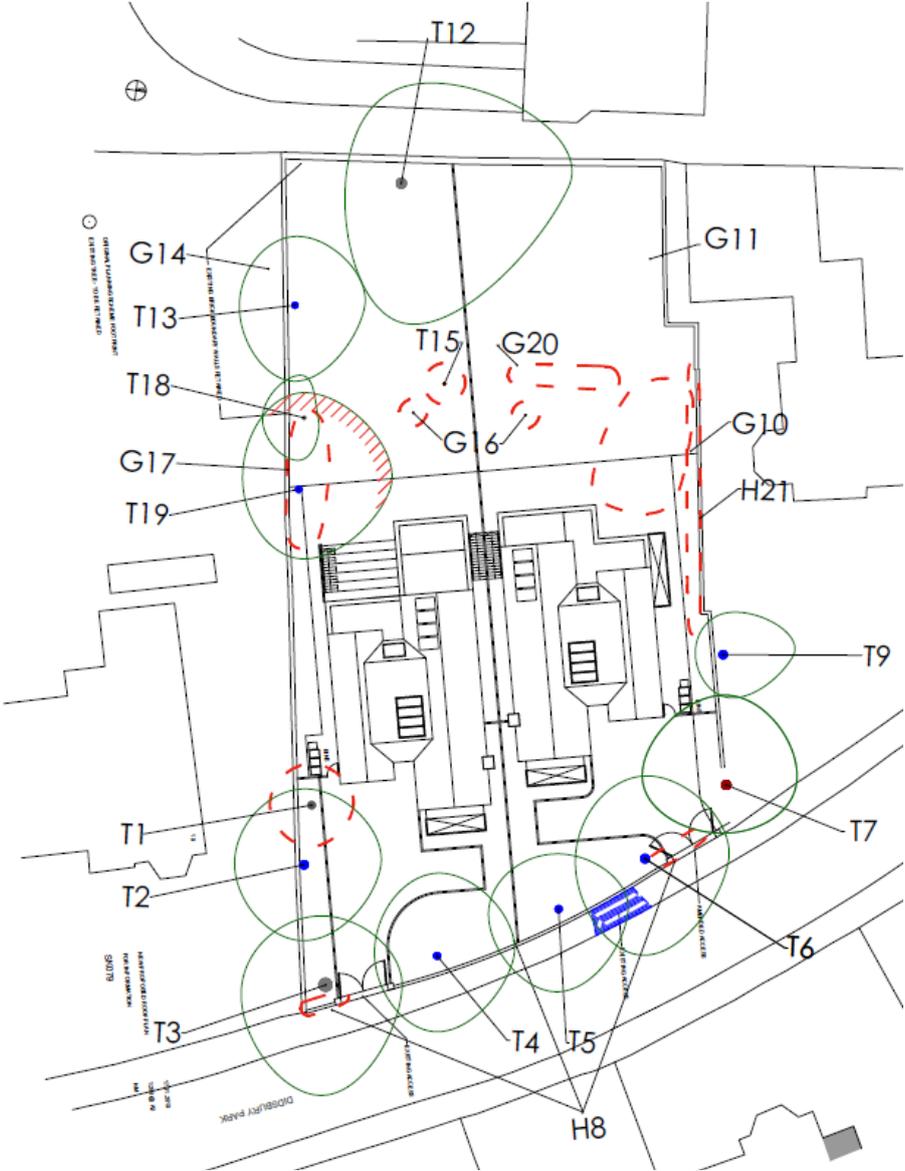
Boundary Treatment

The application proposes to provide a textured red brick wall with sandstone coping to the front boundary with brick gate posts either side of the entrances with automated metal gates. No. 21 Didsbury Park does not contain any existing boundary wall at the front and in its place is hedging and trees, however, the proposed front boundary treatment is in keeping with the scale of domestic access into properties within the Conservation Area and the trees are to be retained.

Trees and Landscaping

Two trees, three groups and part of one hedge will be required to be removed to facilitate the development proposals. These are Trees T1 (a 7m Category C Horse Chestnut Tree) and T15 (a 5m dead Category U Apple Tree) and Groups G10 (Group of 6 Category C Apple Trees), G16 (Category C Yew) and G17 (Category C Holly, Rhododendron and Laurel) and Hedge 21 (Category C Leyland Cypress situated on third party land).

The proposed front boundary wall and associated gates are to be constructed within the root protection area of tree T3, T4 and T5 and the structure will need to be built using a raft and pile foundation to minimise the impact of the foundations on the roots of the retained trees. The arboriculturalist is satisfied with the approach set out in the arboricultural report submitted with the application subject to appropriate conditions.



The submitted Proposed Landscaping Plan showing the planting of one additional tree and 17 pleached trees. However a further landscaping scheme is required to be submitted by condition which will include further details of replacement tree planting.

There is space within the site to provide a number of appropriate replacements, the type of which are recommended within the Ecological Report submitted (hawthorn, hazel and fruiting trees).

Ecology

The applicant states in their submission that no ecology will be impacted upon by virtue of the development proposals. As trees are to be lost on site, works within certain periods of the year need to be controlled with regards to breeding birds, a condition is recommended to this effect. The landscaping scheme requires biodiversity enhancements as recommended by the ecology statement submitted with the planning application. A condition is also attached protecting animals during construction. Informatives are attached with regards to the treatment of bats, hedgehogs and rhododendrons if disturbed.

Disabled Access

The houses would be fully accessible with level thresholds to all entrances.

Waste Management

The proposed dwellings have sufficient space for the storage of waste containers, both for recyclable waste containers indoors within the kitchen or separate back kitchen and externally. There is also space within the grounds for external storage of waste containers for the existing property as indicated on the submitted drawings.

Details of the capacity of the waste containers and the design of the waste storage facility are requested by way of a condition attached at the end of this report.

Car Parking

There would be space available for two to three cars to be parked on the front driveway of the proposed dwellings. This level of provision is considered to be acceptable.

Air Quality

The scheme itself would provide for only a further one residential units and the amount of traffic associated with such a development is not considered to be significant. Subject to the requirement of appropriate controls through a Construction Management Plan with regards to dust suppression associated with demolition, it is considered that the proposals would have an acceptable impact upon air quality.

Climate Change

The construction of the new dwellings would use a range of sustainable materials dwellings including: solar and PV panels, natural cooling systems and passive ventilation, anti-allergy filters and toxic air removal filters, zero/low VOC paints, FSC timber, low energy lighting, aerated taps and under floor heating. Rainwater harvesting and Electric Car Charging are also to be provided.

In response to Policy EN8, the proposal incorporates large windows to the front and rear which will reduce reliance on artificial lighting and heating. Conditions are attached to ensure compliance with these commitments.

Residents Comments

Matters raised by residents have been addressed in the report. Notably the scheme was revised from an earlier submission to respond to concerns raised. The proposal is located further away from site boundaries and has reduced in scale and massing to address concerns expressed about overbearing impact and improvements have been incorporated into the design of the building to minimise overlooking concerns with respect of the rear terrace proposed.

Conclusion

The proposal is for two 6 bedroom family dwellings which are considered to be appropriate and acceptable in this location. The design of the dwellings has paid sensitive regard to the context and setting of the Didsbury St. James Conservation Area and the Grade II listed Pine House to the north.

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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application, and the application has been determined in accordance with the policies within the Development Plan.

Conditions to be attached to the decision

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

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

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

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

3. Above ground construction works shall not commence until samples and specifications of all materials to be used in external elevations of the building (including a replacement treatment to the areas shown on the submitted drawings as dark grey stained timber) 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.

4. No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of replacement tree planting and biodiversity enhancement. The approved scheme shall be implemented not later than 12 months from the date of this permission. 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, pursuant to policies SP1, EN3 and DM1 of the Core Strategy for the City of Manchester and DC18 of the Unitary Development Plan for the City of Manchester.

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

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

6. In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a)

and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

(Trees in relation to construction)

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

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

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted into the development hereby approved other than those expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity in regard to privacy, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

8. 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 shall include;

- Hours of working;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Details of an emergency telephone number for the site manager on public display
- Noise and Vibration assessment based upon British Standard 5228;

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 and DM1 of the Manchester Core Strategy.

9. Prior to the commencement of above ground development, details for the external storage of waste, including segregated recyclable waste (including details of a secure and ventilated bin store and details of the waste management contractor), shall be submitted to and approved in writing by the City Council as local planning authority. The approved bin store shall be retained in situ whilst the development is occupied and at all times thereafter.

Reason - In the interests of residential and visual amenity and public health pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

10. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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

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

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

12. All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling.

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

13. 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) none of the dwelling houses hereby approved 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.

14. Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

15. The windows to the north elevation of the dwelling to the south of the site and the windows to the south elevation of the dwelling to the north of the site shall be obscure glazed to a specification of no less than 5 of the Pilkington scale and shall be retained at all times thereafter.

Reason - In the interests of residential amenity and to ensure a satisfactory development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

16. Above ground construction works shall not commence until details of a privacy screen to be erected to the sides of the proposed terraces have been submitted to and approved in writing by the local planning authority. The privacy screen shall be installed and be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

17. Notwithstanding the information submitted, no development shall commence prior to the submission of further details with regards to the sustainability performance of the development proposed. The development hereby approved shall only be carried out in accordance with measures detailed in the submitted sustainability performance information submitted.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles

contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework (NPPF).

Informatives:

1. If bats are found at any time during tree works, then work should cease immediately and advice sought from a suitably qualified bat worker.
2. Between October and March any wood piles or other materials and vegetation within the application site should be checked for hibernating hedgehogs before disturbance/clearance and moved to a safe place.
3. An invasive rhododendron has been identified on site and it is an offence under the Wildlife and Countryside Act to allow this plant to grow in the wild. If it is removed, ensure that it is disposed of accordingly.

Local Government (Access to Information) Act 1985

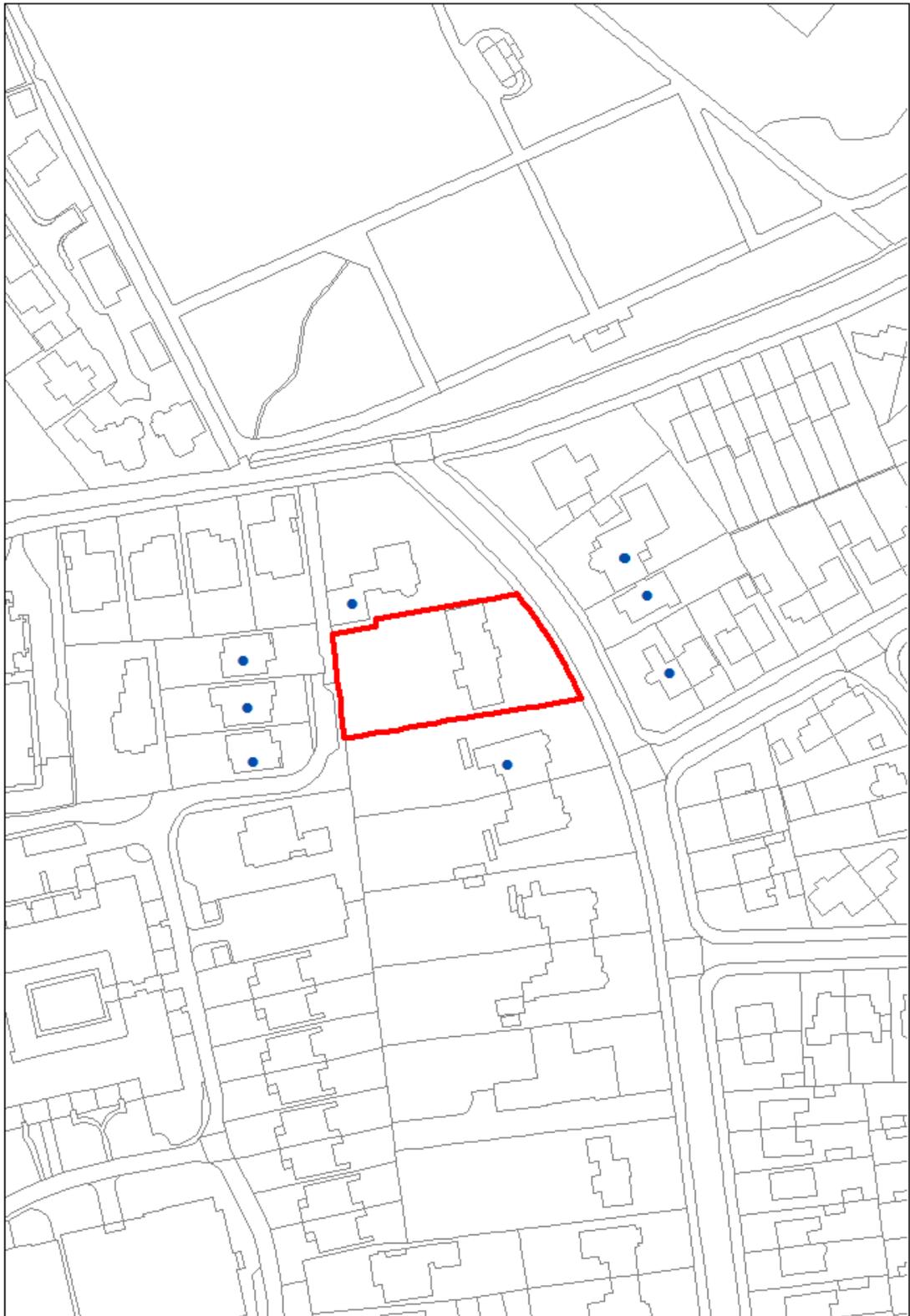
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 123880/FO/2019 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

**Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Didsbury Civic Society**

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

Relevant Contact Officer : Jennifer Connor
Telephone number : 0161 234 4545
Email : j.connor3@manchester.gov.uk



 Application site boundary  Neighbour notification
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