

## List No. 12

<b>Charlestown Ward</b>	<b>Application Number</b> 078018/FO/2005/N1	<b>Date of Appln</b> 18th Aug 2006	<b>Committee Date</b> 28th Sep 2006
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**Proposal** New residential development comprising 65 no. 3 and 4 bedroom houses with associated car parking and landscaping and creation of new access roads through site

**Location** Land Adjacent To Colmore Drive, Blackley

**Applicant** Bardsley Construction Ltd Globe Square, Dukinfield, Cheshire, SK16 4RG

**Agent** A Cube Architects Ltd 18 Sparkle Street, Manchester, M1 2NA

### Description

#### The Site

The application relates to a site in Blackley that is bounded by Crosslee Road to the north, Colmore Drive to the east and south, and a school playing field to the west. To the south west of the site is the vacant Clough Hotel and public house and its associated bowling green. The site is currently mostly open space, linked to the Hall Moss Farm buildings that occupy the south end of the site. The area where the application site is located is mainly residential in nature with a mixture of houses (mostly) plus some tower blocks, such as those to the east of the application site on the other side of Colmore Drive.

#### The Proposal

Planning permission is sought for a residential development on the land currently occupied by Hall Moss Farm. The proposed scheme comprises:

- 37 houses with four bedrooms.
- 28 houses with three bedrooms.

This gives a total of 65 houses, all with parking provision.

This application forms a revised application to that originally submitted. The previous scheme was for a total of 88 residential units, including 49 apartments and 39 houses.

A new link road would form the western boundary of the site, linking together with the vehicular access road running horizontally and vertically through the central area of the site, permitting access to parking situated to the rear of the dwellings. The houses would be situated fronting the roads that surround the site. Private amenity space would be provided for each house, predominantly situated to the rear of each dwelling.

The materials proposed for the houses and apartment blocks consist mainly of rendered panels and brickwork, however timber cladding is also proposed for some of the external elevations. The balcony material proposed (where applicable) is galvanised steel open mesh.

In terms of waste management, each house would be allocated external storage facilities for normal refuse, garden waste, paper, glass and cans. These would be housed in a purpose built containment area, situated within the

## List No. 12

demise of each property. The number of bins proposed has been calculated in conjunction with Manchester City Council's Sustainability Design and Construction Guidance on Waste Storage and Collection.

### Consultations

Publicity - The revised application has been advertised as a Major development. Occupiers of buildings surrounding the application site have been notified of the revised proposal. No comments have been received in writing as yet. Any comments received will be reported to Committee.

A number of letters of representation from residential neighbours were received with regard to the previous scheme. The main issues raised were as follows:

- \* The site occupied by the vacant Clough Hotel should be incorporated into the project
- \* High quality housing development in the area is welcomed but there are concerns that the scheme proposed is more concerned with quantity rather than quality
- \* Concerns over the height of the proposed new buildings, particularly the 3 and 4 storey elements, and particularly in relation to the semi-detached houses on Crosslee Road
- \* The loss of green space and the resultant over development of the area with new housing
- \* Noise during construction works
- \* Increased road traffic in the area during construction and afterwards
- \* Concerns over the people who will live in the new development

Head of Engineering (Traffic) - Any response will be reported to Committee.

Environmental Health (Pollution) - Stated that conditions relating to a refuse management strategy and external lighting should be applied to any approval granted.

Environmental Health (Contaminated Land) - Recommended that a condition requiring a full report into the likely extent of any ground contamination and/or ground gas being present at the site and any remedial measures needed to deal with this be applied to any approval granted.

Landscape Practice - A substantial compensatory tree-planting scheme should take place at locations to be agreed with the Environmental Strategy Team. In addition, as the area of built form and hard standing would be increased if the development proposed was built, the applicant should consider using a sustainable urban drainage system.

Director of Housing - No objections.

GMPTE - Stated that the pedestrian environment should be designed to be as safe and convenient as possible so as to not discourage people from accessing the site on foot/by public transport. Also they wanted an assurance that the development would not interfere with the location or operation of the existing bus stop on Colmore Drive.

## **List No. 12**

Greater Manchester Police - Can see no problems with the proposals. Any additional response will be reported to Committee.

Environmental and Operational Services (Sustainability) - No objections but have made some suggestions to the waste management strategy that are being addressed by the applicant.

Environmental and Operational Services (Green Spaces) - The grounds of the farm contain mature Leyland Cypress trees that are unsuitable for this location. There is therefore no objection to their removal. In the garden of the farm are individual trees that are of low amenity value, although as a group they are of value and in fair condition. The trees on the rest of the site are part of a well-established mixed species plantation and have been neglected, although as a group they are of amenity value. If the development were to proceed, all trees on the site will require removal and a new planting programme for the entire site should be required. Also stated that all tree works should be implemented in accordance with BS 3998 'Recommendations for Tree Works'.

North Manchester Regeneration Team - No objections to the scheme. Any additional response will be reported to Committee.

Environment Agency - No objections, but stated that conditions regarding a scheme for the provision and implementation of a surface water regulation system should be applied to any approval, in order to reduce the risk of flooding seeing as the development, if built, would increase the amount of impermeable areas across the site.

Greater Manchester Ecological Unit - The development would result in the loss of a significant number of trees. Whilst the woodland is not of high ecological value, it has some local value and so as much of it as possible should be retained. Although the proposal shows scattered trees around the edges of the development, the GMEU would prefer to see a block of woodland retained along the edge of the site. Concerns were also raised about the infilling of the watercourse on the site that has some ecological value. In relation to these issues, the GMEU recommended that should permission be granted for the proposed residential scheme, conditions relating to landscaping, vegetation clearance and the demolition of the existing buildings (in particular the timing of these 2 latter items) should be attached.

## **Issues**

The Unitary Development Plan for Manchester and other approved planning policy - It is considered that the principle of residential development on this site is acceptable in terms of Manchester City Council's adopted Unitary Development Plan (UDP) and the proposal is consistent with UDP policies concerning Housing, Environmental Improvement, Traffic, New Housing Development, Street Landscapes and Development and Noise, namely policies H1.2, H2.1, H2.2, H2.4, H2.7, E2.4, E3.5, T3.1, DC7.1, DC16.2 and DC26. In addition, it should be noted that the development is consistent with national planning guidance given in PPG3 'Housing' and PPG24 'Planning and Noise' and with policies DP1, DP2, DP3 and UR4 of the Regional Spatial Strategy (RPG13).

## List No. 12

Environment Assessment Screening - This application has been subject to an Environmental Assessment Screening. Given the previously developed nature of the site, and having reviewed all the information submitted with the application, it is considered that the proposals would not have an undue impact on the residential amenities of the nearby occupiers, and in the light of guidance contained within Circular 2/99 this application site is not in an environmentally sensitive area.

Landscape - The Agent states that the provision of a well-landscaped proposal with perimeter grass and tree areas, as well as internal corridors and access roads, is in keeping with the nature of the surrounding open areas, thus allowing permeability to be maintained and promote any ecological links through the site to the Irk Valley. The treatment of the landscaping and permeability throughout the site has been developed in accordance with policies E2.3 and E2.4.

Ecology - A detailed landscape proposal has been submitted with the application, along with a long-term management strategy document. The applicant also accepts that all efforts shall be made to ensure that no vegetation clearance or demolition of buildings shall take place within the bird-breeding season (March to July). Such works will be supported by respective method statements to be agreed by the City Council.

Environment - The applicant accepts that a Sustainable Urban Drainage System shall be employed across the site to deal with the issue of surface run off water. As recommended by the Environment Agency, the applicant will explore the possibilities of discharge to the adjacent watercourse through a managed system. Further discussions on the matter will be held with the City Council's Sustainability Unit to reach an acceptable outcome.

The proposed use - The area in which the application site is located is an established residential one, with a mixture of older housing, modern new build housing and high rise tower blocks. The use of this site for residential purposes is therefore acceptable as it would compliment the existing residential use within the area and would help add to the mix of housing types within this part of the city. It should also be acknowledged that as the area around the application is already an established residential one, the new residents would be able to utilise the residential infrastructure and facilities that are already present within the area. As stated above the site previously housed some prefabricated buildings so could be classed as brownfield, however it is acknowledged that the site at present is largely open space. As this open space has no protection, its redevelopment for housing is considered to be acceptable.

The houses proposed respond to the desire for family housing, with 37 houses with four bedrooms, and 28 houses with three bedrooms proposed. Each house having an area of amenity space and individually allocated car parking space.

The only servicing that would take place at the development would be from refuse vehicles, and this would occur at most once a week. The amount of traffic that would be generated from the new development would be negligible when viewed in association with existing traffic in the area from the large amount of housing present. For these reasons, the proposal is considered to be acceptable in terms of car parking, vehicular access and servicing.

## List No. 12

The scale and form of the development - Following extensive negotiations and the submission of revised plans, the proposed scheme is now considered to be acceptable in terms of the height of the buildings proposed, the relationship of the buildings to the geometry of the site, the proportion of built form to landscaped areas/parking spaces, and the design of the new buildings. The houses proposed are 3 storeys in height; the third level being situated within the roof space. These heights are considered to be acceptable, as they would compliment the existing housing within the area. The nearest residential properties to the application site are the 2 storeys houses on the other side of Crosslee Road.

Residential amenity - The amount of private amenity space proposed for the occupiers is considered to be acceptable. A good amount of landscaping is also proposed around the site, thereby helping to enhance visual amenity within the area. It should be noted that the minimum distances between the proposed dwellings fronting Crosslee Road to the existing houses on the other side of Crosslee Road is approximately 13m. For the reasons already outlined above, it is not considered that the proposed development would adversely affect residential amenity for the existing residents in the area.

The scheme's contribution to regeneration and environmental improvement - It is considered that the redevelopment of the site would aid regeneration within the city, and the erection of the new houses would make a positive contribution towards improving the environment in this part of this city.

Landscaping - As part of the development, the existing trees on the site (some of which are mature) will be removed. This is not seen to be problematic seeing as a tree survey was undertaken for the site that concluded that the most beneficial action would be to remove the existing unsuitable, self-seeding and unmanaged trees and replace them with more desirable species. The proposed scheme would involve the planting of 90 no. semi-mature and replacement trees. This is considered to be acceptable.

Disabled access - Full access is provided to all parts of the development.

Crime and disorder - It is considered that the redevelopment of the site would be beneficial to the area in terms of the increase in activity in the area. Greater Manchester Police were consulted on the application and could not see any problems with the proposed scheme. It should also be noted that a condition relating to 'Secured By Design' would be attached to any consent granted.

Sustainability - A condition requiring the development to achieve an 'excellent' BREEAM (Building Research Establishment Environmental Assessment Methodology) rating will be applied to any approval granted.

**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 Unitary

## List No. 12

Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by 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**

Approve in the light of policies DP1, DP2, DP3 and UR4 of the Regional Spatial Strategy and policies H1.2, H2.1, H2.2, H2.4, H2.7, E2.4, E3.5, T3.1, DC7.1, DC16.2 and DC26 of the Unitary Development Plan on the basis that the proposal would regenerate the area, compliment the existing residential use in the area, provide a range of accommodation and have an acceptable design, layout, privacy distances, massing, parking provision and access

### **Conditions and/or Reasons**

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) No vegetation clearance or demolition of buildings shall take place in the bird-breeding season (March to July) inclusive.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with UDP Policy E2.4

3) Prior to the commencement of any development on site, including site clearance, a method statement for the demolition of the buildings on the site shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The method statement shall include full details of the timing and precautions to be taken in relation to bats. The works shall then be undertaken as agreed.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with UDP Policy E2.4

4) The development hereby approved shall include an external lighting scheme that shall be designed and installed so as to control the glare and overspill of light into nearby residential properties. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority.

## List No. 12

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, and to be consistent with UDP Policy H2.2

5) The refuse stores, including the recycling areas, as shown on the approved drawings shall be made available before the development is occupied and shall remain in situ whilst the use or development is in operation. Full and annotated scale elevational drawings of the proposed refuse stores shall be submitted to the City Council as Local Planning Authority prior to their erection, for the Local Planning Authority's prior approval.

Reason - In the interests of amenity and public health, and to be consistent with UDP Policy H2.2.

6) Before the development hereby approved commences a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations shall then be carried out according to a scheme to be agreed in advance with the City Council as local planning authority and implemented in accordance with the approved scheme.

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety, and to be consistent with UDP Policy H2.2

7) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development, including the roofs, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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, and to be consistent with UDP Policy H2.2

8) The landscaping scheme approved by the City Council as local planning authority shown on the approved drawings, shall be implemented not later than 12 months from the date of commencement of works. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 3 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out, and to be consistent with UDP Policy H2.2

9) The development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall seek to achieve Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'excellent'. Written confirmation of this rating

## List No. 12

is to be submitted to and approved in writing by the City Council as local planning authority before the development is occupied, unless otherwise agreed in writing by the local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to adopted Manchester Unitary Development Plan policy E1.6, Regional Spatial Strategy policy ER13 and Planning Policy Statement 1 (PPS1).

10) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the `Secure by Design` accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council`s duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council`s powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

12) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, and to be consistent with UDP Policy H2.2

13) The car parking indicated on the approved plans, including the fully accessible spaces, shall be demarcated and made available for use prior to the building hereby approved being occupied. The car parking shall then be available and accessible at all times whilst the development hereby approved is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied, and to be consistent with UDP Policy H2.2

14) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, and to be consistent with UDP Policy T3.1

15) No development approved by the permission hereby granted shall be commenced until a scheme for the provision and implementation of a surface

## List No. 12

water regulation system has been approved by the City Council as Local Planning Authority. The scheme shall then be completed in accordance with the approved details.

Reason - To reduce the increased risk of flooding.

16) Notwithstanding the details shown on the approved drawings, full details of the proposed boundary treatment for the whole site, including colour, design, size and appearance, shall be submitted to and approved in writing by the City Council, as local planning authority, before the use commences.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies H2.2, E3.3 and E3.5 of the adopted UDP.

17) The development hereby approved shall be carried out in accordance with:

Drawings

PL706.M01revH

1091 (2-) 1091(2-)11

1091 (2-) 109(2-)10

1091 (2-) 07 Revision A

1091 (2-) 09 Revision A

1091 (2-) 13

1091 (2-) 14

Stamped as received by the City Council as Local Planning Authority on 18th August 2006.

Drawings

1091 (2-) 12 Revision A

1091 (2-) 08 Revision B

Stamped as received by the City Council as Local Planning Authority on 11th September 2006.

The A-Cube Architects letter of 12 June 2006 in relation to the provision of bat boxes on the site and the refuse strategy, as amended by the A-Cube Architects email of 15 June 2006 in relation to the refuse strategy

Unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

## 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: 078018/FO/2005/N1 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 all held by the Planning Division.

## List No. 12

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

Victoria Avenue East Charlestown Manchester M9  
Armadale Avenue Charlestown Manchester M9  
Kirkway Charlestown Manchester M9  
Mossfield Drive Charlestown Manchester M9  
Pennine Close Charlestown Manchester M9  
Crosslee Road Charlestown Manchester M9  
Greetland Drive Charlestown Manchester M9  
Colmore Drive Charlestown Manchester M9  
Inverness Avenue Charlestown Manchester M9  
Ranby Avenue Charlestown Manchester M9  
Benmore Road Charlestown Manchester M9  
Grange Drive Charlestown Manchester M9  
Northland Road Charlestown Manchester M9  
Euston Avenue Charlestown Manchester M9  
Shackleton Avenue Charlestown Manchester M9  
Broadmoss Drive Charlestown Manchester M9  
Grange Park Road Charlestown Manchester M9  
Moorway Drive Charlestown Manchester M9  
Hall Moss Road Charlestown Manchester M9

**Representations were received from the following third parties:**

<b>Relevant Contact Officer:</b>	: Carolyn Parry
<b>Telephone No.</b>	: (0161) 234 4524
<b>Email</b>	: c.parry@manchester.gov.uk