

## List No. 7

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| <b>Didsbury West Ward</b> | <b>Application Number</b><br>080215/FO/2006/S2 | <b>Date of Appln</b><br>26th Jul 2006 | <b>Committee Date</b><br>23rd Nov 2006 |
|---------------------------|--|---------------------------------------|--|

**Proposal** Change of use of existing residential premises to form 11 apartments involving 3 storey extension, basement accommodation, undercroft car parking for 11 cars and associated landscaping

**Location** 10 Linden Court, The Beeches, Manchester, M20 2BG,

**Applicant** Key Estate Management The Towers, The Towers Business Park, Wilmslow Road, Manchester, M20 2SR

**Agent** Paul Butler Associates 31 Blackfriars Road, Salford, Manchester, M3 7AQ

### **Description**

This application site is currently occupied by a large two-part three storey Victorian detached property with basement and is separated into six apartments. Around the perimeter of the site, boundary treatment is made up of a mixture of stonewalls, wooden fencing and lined with mature trees and hedges.

Towards the rear of the site is a mature landscaped garden and two somewhat rundown out buildings sited on the Northern boundary. The front of the building currently offers provision for off street parking and has two access points allowing for traffic to enter and egress of the site with ease. Whilst, there is no vehicular access to the rear of the property there is a single storey pitched roof garage attached to northern side of the building.

Located along a narrow street ' The Beeches' this site has good links to public transport along Barlow Moor Road and lies between two major arterial routes, which lead directly into Manchester City Centre, these being Princess Road to the west and Wilmslow Road to the east.

In the past this property has been extended at the rear and subdivided into six apartments. The property is not a listed building and it is not located within a Conservation area.

This application initially sought planning permission for a change of use of existing residential premises to form 13 apartments involving a three-storey extension, basement accommodation under croft car parking for 13 cars, it has been revised to 11 apartments with a reduced rear extension and improved landscape treatment.

### **Consultations**

Local Residents and Businesses

20 letters of objection were received from local residents mainly residing in various properties along The Beeches. A number of issues where raised these can be divided into the following categories:

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### i) Traffic Congestion and Parking-

One of the main objections raised by residents to the development concerned the lack of off street parking, which had been provided by the proposed development. As many occupants would have two cars rather than one it was considered that occupants would be forced to park along The Beeches. Due to this it was considered that a development of this nature would dramatically exacerbate the current parking and congestion problems, which currently exists along this narrow street. Some objectors raised concerns that due to current congestion along The Beeches many emergency service and delivery vehicles have had problems gaining access to properties along this street and although a single yellow line was placed down one side of the road restricting car parking during the hours of 8am to 6pm this does not prevent against traffic congestion during the evening and early morning hours. Many objectors were also concerned with the impact of increased traffic upon pedestrian and highway safety, particularly with regard to cars entering and leaving the site.

### ii) Environmental Impact-

Concerns were raised with regard to a number of mature trees which were proposed to be removed as part of this application. It was felt that this would have a detrimental impact on both existing wildlife and upon an attractive 'leafy' character of this area of Didsbury. It was considered that by removing these mature trees would reduce the value of properties within this particular area of Didsbury.

### iii) Residential Amenity-

With the removal of a number of existing trees and the construction of a three-storey rear extension a number of objectors raised concerns with regard to privacy distance between the proposed development and the location of Stanton Gardens. It was felt that current residential amenity would be impeded upon with future occupants overlooking into existing neighbouring properties. It was considered that the construction of a large three-storey extension would reduce the existing area of amenity space to the rear of the property, would "ruin" the view of many occupants living within Beech House and would have a negative impact upon the character of the existing area. Many objectors felt this was a particularly quiet and peaceful area and a development of this nature would destroy this.

A number of concerns were also raised with regard to the noise, air pollution and traffic congestion, which would take place during the construction period of the development.

### iv) Other Issues-

It was felt the development would have a negative impact due to aspects such as the increase of vehicular congestion, lack of parking, noise generation, removal of existing flora and fauna would dramatically impair the quality of life currently enjoyed by existing residents of the Beeches. Many felt that there had already been a lot of other flat development within this particular area of Didsbury and this development would be an over development and would add to an already overcrowded street.

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West Didsbury Residents Association - It was considered that although they had no objection to the development in principle there were however, a number of concerns, these were as follows:

- It was felt that although the proposed extension would be an improvement upon the existing extension it would however, leave insufficient amenity space to the rear of the property and would result in a loss of privacy for the occupants of Stanton Gardens
- Disagreed with the removal of a number of mature trees which hold a high amenity value
- The undercroft parking scheme was welcomed, however it was felt that the point of entry and exit should be re arranged in order to stop traffic from crossing

Didsbury Civic Society: - The Society objected to the development for the following reasons:

- The basement car park should be re designed to fit within the reduced footprint of the building
- Provision of disabled parking to the rear garden should be made without building two large intersecting ramps
- The loss of the mature pear tree would increase the hard landscaping and would be detrimental in context of the area.

MEDC Landscaping Practice: - There were no objections in principle to the scheme however, the following recommendation was made;

- There is particular concern in relation to the amount of trees to be planted at the boundary to the rear of the property Planting trees at three metre centres is considered appropriate and would result in many of them being removed in a few years
- It is recommended that T7 is removed and replanted along the adjacent grassland as it is considered an important aspect of the existing street scene.
- In order to assure the survival of existing trees a Tree Protection Plan showing construction exclusion zones, protective barriers and necessary ground protection should be submitted in accordance with BS 5837:2006 'Trees in relation to Construction'.
- A irrigation and management scheme should be submitted to the City Council prior to the commencement of works.

Environment Agency - No objections

Head of Environmental Health: - No objection. However, it is recommended that a condition relating to an external lighting scheme and Storage disposal of Refuse be attached to a consent.

Head of Private Sector Housing- the proposed scheme is not a house of multiple occupation therefore, there are no comments to be made.

Greater Manchester Architectural Liaison Unit: - No objections

Head of Engineering- No objections to the development in principle however, it was requested that more details be submitted to show the "one-way" working (in and out) of the proposed access and parking provision to ensure they operate as intended.

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In addition to the above, the Head of engineering also drew attention to the issue of traffic in this particular locality as well as highway safety issues along Barlow Moor Road.

Greater Manchester Ecology Unit: It was recommended that as a result of a bat survey that was undertaken by the applicant on the site the following condition should be imposed upon consent:

- Works to the roof should take place during the winter (mid December to mid March inclusive)
- If the work is delayed for over a year then the building should be re-surveyed for bats prior to works commencing

Head of Environmental & Operations Technical Services:- No objections. However, all works to trees are to be done in accordance with BS 3998 'Recommendations for Tree Works' and BS 5837 'Trees in Relation to Construction'

## Issues

Unitary Development Plan- this site lies within a residential area close to Didsbury Centre. Although, the site does not have a specific allocation within the Unitary Development Plan, when dealing within application of this nature the following policies will be taken into consideration. These are as follows:

### Policy DC5: Flat Conversions

This is the most relevant policy for this development. It states, that when determining planning applications to convert properties to flats the council will take into consideration the following issues: the standard of accommodation, the provision of adequate off street car parking facilities, the character of the existing neighbourhood, provision of outdoor amenity space, the desirability of easy access for disabled persons and the satisfactory provision of refuse storage and collection. It is considered that developments, which have not taken these considerations into account, will not normally be allowed.

### Policy DC7: New Housing Development

This policy seeks to ensure that the City Council secures new housing, which is easily accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practical.

### Housing Policy:

Policy H1.2 -States that the City Council will ensure that housing stock contains a wide range of housing types to meet needs of people who want to live in Manchester. The above should include accommodation designed for the use of disabled people as well as properties for sale in the higher price range.

Policy H2.2 -Is also relevant and states that the City Council will not allow development, which will have a detrimental impact upon residential amenity. Issues in which the Council will have particular regard to are the; scale and appearance of the development, and its impact in terms of noise, vibration, traffic generation, road safety and air pollution

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Policy H2.5- Ensures that new conversion for flat developments will only be allowed where they can provide off street parking without undue loss of amenity space around the house and that the conversions will not detract from the character of the area by, for example, the removal of trees, hedges or garden walls which are important elements within the street scene.

Policy H2.7- Development can make a major impact on improving the appearance of an area therefore this policy outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution toward improving the City's environment.

### Environmental Improvements and Protection:

Policy E1.1 -States that it is the Councils objective to reduce levels of air pollution much of which is caused by vehicular fumes, in doing so they will promote public transport and cycling, discourage the use of private car for peak time trips to the City centre and other major employment areas and encourage all new developments to be located where it can be easily served by public transport.

Policies E1.5 and E1.6 -Ensure that the City Council promote sustainability objectives within new development ensuring that proposed schemes incorporate high standards of energy efficiency, can easily be served by public transport and that materials used during the construction are environmentally friendly, wherever possible.

Policy E2.4 -Will seek ensure that the effects of new development upon wildlife will be taken into consideration, also wherever possible developers will be encouraged to create new features which will sustain wildlife.

Policy E2.6- Protects where possible the loss of existing trees. Broadleaf tree planting schemes will also be encouraged to improve the appearance of built up areas.

### Transport

Policy T2.6 -Will ensure that all new development within the City provide adequate car parking provision for disabled persons so they may gain easy access.

Policy T3.7 -States that the council will encourage the provision of secure cycle facilities and that it is expected that all major development should make adequate provision.

In support of the above-mentioned policies consideration should also be given to guidance set out within the emerging ' Draft Guide to Development in Manchester 2' (September 2006). This document is a draft Supplementary Planning Document, which is currently undergoing public consultation. Therefore it should be afforded consideration during the determination of an application.

The Guide provides a framework for all development within Manchester and has particular reference to the importance of good quality design through both building design and landscaping, the retention of the character of an area and

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the promotion of sustainability through new development. The Guide also states that new developments should comply with standard details within 'Design for Access 2'

### Regional and National Planning Guidance

In terms of Regional policy, The Regional Planning Guidance for the North West (RPG13) provides further guidance and contains policies that promote sustainable development through its four Core Development Principles: the economic use of the land and buildings, enhancing quality of life, improving quality of design; and promoting sustainable economic growth and competitiveness. Policy DP3 requires that new development demonstrates good quality design and respect for its setting. Policy SD1 seeks to concentrate development in the North West Metropolitan Area, which includes the regional poles of Liverpool and Manchester, along with the surrounding areas and Policy UR3 promotes social inclusion through accessibility.

The Draft Regional Spatial Strategy for the North West, published for public consultation on 20th March 2006 states within Policy MCR1 that plans and strategies in the Manchester City Region should, amongst other goals, accommodate housing growth in locations that are accessible by public transport in areas with strong economic prospects. Policy DP1 states that new developments should make effective use of existing buildings this including the re use of or conversions of appropriate building whilst also ensuring that developments are genuinely accessible by public transport walking and cycling. Policy RDF1 encourages new developments to promote environmental excellence and good environmental management.

In addition to the above, Central Government provide national planning guidance in the form of Planning Policy Guidance Notes (PPG) and more recently on some planning issues, Planning Policy Statements (PPS).

PPS1 - 'Delivering Sustainable Development' identifies sustainable development as a core principle underpinning planning. Emphasis is placed on the need for good design to ensure, attractive, usable, durable and adaptable places.

PPG3 - 'Housing' establishes the Government's commitment to prioritise and maximise the re-use of previously developed land within urban areas. It also attaches importance to good design in new housing developments in order to create attractive, high quality living environments in which people can choose to live. The policy states that conversions of housing can provide an important source of additional housing therefore, Local Planning Authorities should promote such conversion by taking a flexible approach to development Plan standards with regard to densities, car parking, amenity space and overlooking.

The consultation paper on housing, PPS3, the successor to PPG3, also underlines the need for sustainable development. It highlights that smaller developments such as conversions or redevelopment of existing housing should contribute to achieving goals such as:

- "Creating streets and places which meet the needs of people, which are attractive, have their own distinctive identity and positively improve character; and

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- Which promote design and layouts that are inclusive, safe, take account of public health, crime prevention and community safety, and ensure adequate natural surveillance"

Principle- It is considered that the re-development of this site for residential use is acceptable in principle. However, the impact of the development upon the residential amenity currently enjoyed by occupant of neighbouring properties along with existing highway conditions, trees on site as well as the character of the area all need to be taken into consideration.

### Density and Massing

The development has been assessed by comparing it to the scale, massing and character of other properties within the surrounding area. During the initial stages of this application the proposal sought approval for the development of 13 flats to replace the existing 6 flats. However, following negotiations to reduce the density of flats and reduce the initial size of the rear extension it was considered that 11 new flats a more appropriate amount for a plot of this size and within this particular area of Didsbury. The applicant also agreed to reduce the scale of the rear extension. By making these revision it is considered that an appropriate amount of amenity space to the rear of the property has been retained for future occupants and the rear extension has been designed by virtue of its scale and massing to be more in keeping with the character of the surrounding area.

Design, Siting and External Appearance -Whilst, the main footprint of the building is to be retained, the proposal seeks to replace the existing rear extension with a contemporary three-storey extension. Given that the extension has been designed to a high level it is considered that it creates a positive relationship between both the old and the new.

Designed to incorporate three floors, the mass of the proposed rear extension will not be visible from the front of the property and has been sympathetically designed at steeped levels with incorporated balconies to create a visual break in the extension. The only part of the extension, which will be visible from the front of the property, is two single storey extensions positioned at either side of the building at basement level allowing for access and exit point to the undercroft car parking.

With regard to the original building, externally this shall remain similar to the existing with only improvements to fenestrations. The incorporation of a platform lift and additional stairs is also proposed to allow for disabled access at the front of the property this of which has been designed to have a minimal impact upon the character of the existing house.

With the a comprehensive landscaping scheme to be conditioned it is considered that this property provides a well-designed high quality residential development that will retain, protect and enhance the appearance of this site and the character of the surrounding area.

Residential Amenity - located within a largely residential area of Didsbury this application site is surrounded by residential properties. Although it is acknowledged that the proposed development seeks to increase the density of apartments on this site it is also considered that the proposed development will not have a detrimental impact upon the residential amenity currently enjoyed by

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occupants of nearby residential properties. In order to secure privacy levels to the rear of the site for occupants of Stanton Gardens a number of mature trees along the rear boundary will be retained and additional trees planted to provide an adequate level of screening between both existing and new residential properties. Rows of bamboo are also proposed to be planted either side of the property along the perimeter of the decking to provide additional screening to outdoor amenity space.

As a residential proposal it is considered that there should not be a significant level of noise generated from the site and this will only be restricted to future occupants entering and leaving the site either on foot or by car. For these reasons the Head of Planning is of the view that this proposal will not have a detrimental impact on the residential amenity currently enjoyed by surrounding occupants.

**Car Parking & Pedestrian/ Highway Safety** -Whilst, this particular site does serve to have good links to public transport along Barlow Moor Road, it is acknowledged that there are existing issues with regard to parking restrictions along The Beeches and access onto Barlow Moor Road during peak times. As not to aggravate these issues further this development proposes an undercroft car parking facility at basement level. This underground car park will have two ramps allowing for a one-way system for vehicles to access and egress. As this particular site is located within an affluent area of Didsbury and future occupants may have more than one vehicle. Taking this into consideration and the current parking issues, which exist along The Beeches the development, proposes a total of 12 parking spaces for 11 apartments including three spaces, which have been designed in accordance with Design for Access 2 Guide.

In addition to this cycle storage has also been proposed at basement level offering up to 10 secure cycle racks.

**Disabled Access**- It is considered that a high level of design for access has been achieved throughout the development. At the front of the property a platform has now been incorporated to provide a level access for disabled people both entering and leaving the building. Internally a lift has also been integrated to provide access to all floors of the building including the basement. In addition to this the applicant has also agreed to provide further information to support that all bathrooms, toilets, bedrooms, kitchen and passageways have been designed in accordance with the design for Access 2. These are expected to be submitted prior to the Committee meeting. Provide the further information is received by the Council the Head of Planning is satisfied that this development will be fully capable of being accessible to disabled people.

**Trees and Landscaping** - The present landscaping scheme proposed to remove 5 existing trees and retain 5 of the existing trees. However it is proposed that 10 new trees of a variety of species and maturity will be replanted on the site, a number of these being along the rear boundary. As there are remaining issues with regard to the amount of trees and species to be planted along this boundary as well as additional details required relating to details of retaining wall. It is considered, that with an approval the submission of a revised landscaping scheme should be requested through a condition to address these concerns.

At current scheme show the number of trees being planted

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The existing trees, which are to be retained, will be protected through a condition requesting for a Tree protection Plan which will be submitted in accordance with BS5837: 2005 'Trees in relation to construction'.

Crime and Disorder- Although, details of boundary treatment and lighting provision have not yet been secured a condition requesting the submission of such detail will be attached to a permission. In addition to this in order to minimise the risk of crime and secure a high standard of design throughout this development a 'Secure by Design' condition will also be attached to permission.

Refuse Storage and Disposal- Adequate details of refuse storage and recycling have been included within details of the proposed development. Positioned at basement level this. It is considered that the siting and design of the refuse storage is considered acceptable by the Head of Planning.

Wildlife- As part of this application a bat survey was undertaken by a licensed bat consultant. Whilst, there was no evidence of bat activity on the site, it was however found that the main building did have moderate potential for bats. It is therefore, considered that in order to protect any bats which do reside on the site the following conditions should be attached to a consent requesting roof works to only take place during the winter months and that if works should be delayed by a year the site is to be resurveyed for bats prior to works commencing. In light of the above conditions the Head of Planning considers that any bats on site will be adequately protected.

Sustainability - It is expected that this development will achieve a high-grade of sustainability. The applicant has submitted a BREEAM statement, which illustrates how the applicant has considered environment and sustainability issues throughout the design of the development. During this statement the applicant addresses how the development will perform with regard to issues such as energy use, pollution, transport factors, water efficiency and materials.

In addition to this the applicant has submitted a statement stating that they hope to achieve a rating of 'very good' within a BREEAM pre- assessment statement. The submission of the pre assessment will be required prior to the commencement of works as part of a condition. Further details of proposed green roof as part of the development are also to be submitted prior to the Committee meeting.

Construction Issues- During this application a number of objectors have raised concerns with regard to potential issues which could come up during the construction phases such as levels of noise, disturbance and disorder. It is considered that such issues will be addressed through both conditions attached to the consent and will also be monitored by both the City Councils Environmental Health Department and Building Control Services. The Head of Planning is therefore, satisfied that these issues will be dealt with in a satisfactory manner.

Legal Agreement- The Council and applicant are currently in the process of negotiating a legal agreement to secure a financial contribution towards pedestrian/highway safety along Barlow Moor Road, improvement works along the Mersey Valley and the provision of Travel Packs for future occupiers.

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**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 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 MINDED TO APPROVE**

Subject to the applicants entering into a section 106 agreement for contributions to highway safety improvements, recreational provision and the submission of a travel plan which will incorporate the provision of Travel packs, the submission of further information of the incorporation of a green roof and details illustrating the development complies with the design for Access 2 Guide. Also on the basis that the proposal is in accord with the City Councils Unitary Development Plan (in particular policies DC7, DC5, H1.2, H2.2, H2.5, H2.7, E1.1, E1.5, E1.6, E2.4, E2.6, T2.6, T3.7) and there are no material considerations of sufficient weight that suggest otherwise.

### **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) The development hereby approved shall be carried out in accordance with the following drawings 592.01B, SSL:9885, SSL:9885A, 346/10,346/11,346/12,346/13,345/14,346/15,346/16,346/17,346/18 numbered and stamped as received by the Local Planning Authority on 6th October 2006, 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.Pursuant of policies H2.2, H2.7 in the approved Unitary Development Plan for the City of Manchester.

3) 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

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elevations of the development have been 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. Pursuant of Policy H2.2 of the Unitary Development Plan for the City of Manchester

4) 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".

5) Notwithstanding the details shown on submitted drawing 592/01 RevB a full landscaping scheme showing planting species heights and density of planting shall be submitted to and approved in writing by the local planning authority. A landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 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. H2.2, H2.7, E1.6, E2.4 and E2.6 of the adopted UDP of the City of Manchester

6) The development hereby approved shall incorporate measure to minimise the environmental impact of energy use of the building and shall seek to achieve a Building Research Establishment Ecohomes rating 'very good'. A full pre assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority before the development is occupied, unless otherwise agreed by the local Planning Authority.

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In the interest of minimising the impact of the building on the environment, pursuant of policies E1.6 of the adopted UDP for the City of Manchester, regional Spatial strategy policy and ER13 and Planning Policy statement 1 (PPS1)

7)

Notwithstanding this permission No works to the roof on Linden Court 10 The beeches shall take place during the winter (Mid December to mid March inclusive)

Reason

To ensure the protection of habitat of bats and barn owls which are protected species under the Wildlife and Countryside Act 1981 and pursuant of policy E2.4 of the adopted UDP for the City of Manchester

8) Notwithstanding this permission, should construction works be delayed for over one year from the date of this consent no part of the development hereby granted permission shall be commenced until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the City Council as local planning authority, to investigate whether the buildings are inhabited by bats or by barn owls, and the survey results passed to the local planning authority. If the presence of bats or barn owls is established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the City Council as local planning authority before work commences.

Reason

To ensure the protection of habitat of bats and barn owls which are protected species under the Wildlife and Countryside Act 1981 and pursuant of policy E2.4 of the adopted UDP for the City of Manchester

9) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

10) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837:2005 "Recommendations for Tree Work".

Reason

Pursuant of policies E2.4, E2.6, H2.2 and h2.7 of the Unitary development Plan of the City of Manchester

11) Pursuant to the landscaping scheme submitted in compliance with condition 5 above, a method statement and a drawing showing how the trees, shrubs and hedges within the site and/or those trees whose root structure may extend within the site, shall be fenced off in accordance with British Standard BS

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5837:2005 prior to any building, or other operation approved by this permission, being carried out within the vicinity. Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

### Reason

In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area. Pursuant of Policy H2.7 E2.6 and E2.4 of the adopted UDP for the City of Manchester

12)

Before the development hereby approved commences a scheme for external lighting shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - External lighting shall be installed as to control glare and overspill in the interests of residential amenity pursuant to policy H2.2 of the adopted UDP

13) A Signage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of the development. The scheme shall clearly detail the siting of signs to mark the access and egress points from and onto the The Beeches.

### Reason

In the interest of Highway Safety pursuant of Policies E3.5 and H2.2 of the UDP

14) 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. Pursuant fo Policy H2.2 and H2.7 of the UDP for the City of Manchester

15) Construction of the works hereby approved by this permission shall not take place until a management and irrigation scheme detailing how permanent irrigation system is to be installed so as to achieve and preserve optimum growth of planting areas

### Reason

To ensure that a satisfactory landscaping scheme and the appearance of the development is preserved. H2.2, H2.7, E1.6, E2.4 and E2.6 of the adopted UDP of the City of Manchester

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16) Details of the proposed boundary treatment, including elevational details, materials and colour, 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.

### **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: 080215/FO/2006/S2 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.

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

Stanton Gardens Flat 1 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 3 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 5 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 9 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 2 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 10 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 4 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 6 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 7 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
Stanton Gardens Flat 8 7 Stanton Avenue Barlow Moor Manchester M20 2PT  
2 The Beeches Mews Barlow Moor Manchester M20 2PF  
4 The Beeches Mews Barlow Moor Manchester M20 2PF  
6 The Beeches Mews Barlow Moor Manchester M20 2PF  
Beech House Flat 1 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 2 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 3 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 4 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 5 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 6 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 7 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 8 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 9 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 10 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 11 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 12 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 13 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 14 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 15 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 16 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 17 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 18 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 19 The Beeches Barlow Moor Manchester M20 2AH  
Beech House Flat 20 The Beeches Barlow Moor Manchester M20 2AH



## List No. 7

Irondale House 11-12 Flat 7 The Beeches Barlow Moor Manchester M20 2BG  
Irondale House 11-12 Flat 8 The Beeches Barlow Moor Manchester M20 2BG  
Irondale House 11-12 Flat 9 The Beeches Barlow Moor Manchester M20 2BG  
Irondale House 11-12 Flat 10 The Beeches Barlow Moor Manchester M20 2BG  
Irondale House 11-12 Flat 11 The Beeches Barlow Moor Manchester M20 2BG  
Irondale House 11-12 Flat 12 The Beeches Barlow Moor Manchester M20 2BG  
Flat 2 9 Stanton Avenue Barlow Moor Manchester M20 2PG  
Beech Court 8a Flat 1 The Beeches Barlow Moor Manchester M20 2BG  
Beech Court 8a Flat 2 The Beeches Barlow Moor Manchester M20 2BG  
Beech Court 8a Flat 3 The Beeches Barlow Moor Manchester M20 2BG  
Beech Court 8a Flat 4 The Beeches Barlow Moor Manchester M20 2BG  
Beech Court 8a Flat 5 The Beeches Barlow Moor Manchester M20 2BG  
Beech Court 8a Flat 6 The Beeches Barlow Moor Manchester M20 2BG  
Flat 1 9 Stanton Avenue Barlow Moor Manchester M20 2PG  
70 Beech House The Beeches Didsbury Manchester M20 2AH  
Didsbury Civic Society 2 Willowbank Court 570 Parrswood Road Manchester  
M20 5QT  
West Didsbury Residents Association 1 Old Lansdowne Road West Didsbury  
Manchester M20 2PB  
Cromer Lodge 9 Stanton Avenue Didsbury Manchester  
Westwood 5 The Beeches Manchester M20 2BG

## Representations were received from the following third parties:

R Saffer Stanton Gardens Flat 1 7 Stanton Avenue  
N Body Stanton Gardens Flat 3 7 Stanton Avenue  
M Golobok Stanton Gardens Flat 2 7 Stanton Avenue  
L Menhinick Stanton Gardens Flat 10 7 Stanton Avenue  
C Carraz Stanton Gardens Flat 4 7 Stanton Avenue  
Cllr Mark Clayton Stanton Gardens Flat 6 7 Stanton Avenue  
E Poulter Stanton Gardens Flat 8 7 Stanton Avenue  
J Finch And A Woodward 4 The Beeches Mews Barlow Moor Manchester  
A Buckley Beech House Flat 16 The Beeches  
G Duggan Beech House Flat 23 The Beeches  
M Faulkner Beech House Flat 34 The Beeches  
K Lawson Beech House Flat 36 The Beeches  
Dr R Morello Lindale House Flat 1 8 The Beeches  
N Cross Lindale House Flat 3 8 The Beeches  
K Williams Lindale House Flat 5 8 The Beeches  
B Conry Highover House Flat 1 The Beeches  
N Corran And J Rigby Highover House Flat 2 The Beeches  
C Doyle Highover House Flat 3 The Beeches  
Dr R Salzberger Highover House Flat 6 The Beeches  
F Barrett Highover House Flat 8 The Beeches  
E Barker-clarke Highover House Flat 12 The Beeches  
N Barrett Highover House Flat 13 The Beeches  
D Kenny 70 Beech House The Beeches Didsbury  
Mr S Parle Didsbury Civic Society 2 Willowbank Court 570 Parrswood Road  
Mr B Aelion West Didsbury Residents Association 1 Old Lansdowne Road West  
Didsbury  
D Carmichael Cromer Lodge 9 Stanton Avenue Didsbury  
N Dick Westwood 5 The Beeches Manchester

**List No. 7**

**Relevant Contact Officer:**

: Louise Snook

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**Email**

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