

## List No. 1

<b>Crumpsall Ward</b>	<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>
	081760/MO/2006/N1	7th Mar 2007	13th Sep 2007

**Proposal** RESERVED MATTERS APPLICATION for layout, scale, appearance and landscaping for the erection of 195 no. residential units (63 no. apartments in 3 no. four storey blocks and 131 no. two and three storey houses). Associated car parking, boundary treatments and landscaping. Provision of public open space.

**Location** Avecia Chemical Works, Old Market Street, Blackley

**Applicant** Taylor Woodrow Developments Ltd Taylor Woodrow House, The Beacons, Warrington Road, Birchwood, Warrington, WA3 6XU

**Agent**

### Description

This is a reserved matters application seeking approval for layout scale, appearance and landscaping in relation to the erection of 195 dwellings in Blackley Village. Outline planning approval was granted for the development of 200 dwellings, together with a total of 1,000 sq.m of commercial floorspace comprising Class A1 (retail), A2 (offices) and A3 (cafe/restaurant) uses on a larger site including land to the east of 95 Old Market Street on 21st September 2006. All matters of detail apart from access were reserved for future approval. Vehicular access was approved from Crumpsall Vale, Old Market Street (to serve the proposed retail floorspace), Quilter Grove and Lawson Street. Additional pedestrian access points from Gilman Close, Old Market Street, and Old School Drive were to be provided, and the principle of re-routing the existing field footpath, which runs from Crumpsall Vale to Bottomley Side was considered. No approval is sought at this time for any commercial elements of the outline approval.

This scheme comprises 132 houses (58 four and 74 three bedroom) and 63 two bedroom apartments. It is proposed that the residential properties would be 2 and 3 storeys in heights, with the proposed block of apartments being 3 and 4 storeys in height. A pocket park would be created within the site at the junction of the east-west route from Crumpsall Vale to Gilman Close, and an internal estate road. A footpath cycleway route is also indicated along the western boundary. The road layout would provide permeability for pedestrians and cycles as well as vehicles, and demonstrates 100% off street parking is to be provided in the form of integral garages or within gated rear courtyards, together with 100% cycle storage provision for the proposed apartments.

The site covers an area of 4.675 ha, and until recently comprised laboratory buildings and chimney, ancillary car parks, ornamental garden with landscaped areas, and overgrown scrubland with extensive areas of hardstanding. The site was previously used by the dye works / chemical industry since 1865.

### Consultations

Local Residents and Local Businesses - 27 letters and 6 e-mails have been received objecting to original scheme on the following grounds: -

## List No. 1

- \* The four storey apartment blocks are not in keeping with the area and are unsightly. Three of these blocks would be a blot on the landscape and adversely affect the privacy of the residents to the north of Old Market Street. If these blocks were reduced to two storeys they would not give rise to privacy issues.
  - \* The development of the site is a good idea, which will aid further regeneration of the area, just not the four storey apartment blocks.
  - \* Following recent environmental problems with the site on Waterloo Street, residents require reassurances regarding any potential problems with contaminated land and associated effects on public health.
  - \* This application will increase the amount of traffic using an already congested system. Residents seek reassurance that the scheme would not lead to parking and congestion problems, and associated highways safety issues for pedestrians.
  - \* Opening up Lawson Street and Quilter Grove to vehicles would lead to highway and pedestrian safety issues.
  - \* The scheme does not include any shops, leisure facilities, or GP surgery. How will the village cope with a larger population and lack of facilities. Large numbers of houses should not be built without a village core.
  - \* There are too many flats proposed, which seem to be in a segregated gated community. The gated approach to the scheme should be reconsidered. Also the apartments do not face out onto the road, which has not been considered in the crime report.
  - \* Traffic calming measures proposed appear to be totally inadequate to stop the proposed scheme being used as a rat-run to avoid the traffic signals at Old Market Street/Lion Street.
  - \* The development seems to go against the vision of having a village feel to the area to be very much targeted at the buy to let market.
  - \* Residents are concerned whether the rear boundary treatment to properties on Old School Drive would be retained.
  - \* Residents are concerned regarding the quality of the finish of the proposed dwellings.
  - \* An alternative road must be in place to the Old House at Home public house before any development commences to ensure access is not obstructed and trade is not lost.
  - \* At present the Old House at Home public house advise their sewers and drains run under Bottomley Side and have to be pumped from the pub down to reach the main sewer at Crumpsall Vale. The landlord has asked whether the developers have plans to connect the pub when the new road network and drains for the proposed dwellings on the former route of Bottomley Side are laid.
- \* The application totally ignores the strong statements in the Blackley Village Local Plan.

Drop in event held for local residents on 13th June 2007. 59 residents attended the event, and 31 comments sheets were completed.

Comments raised were as follows:-

When is the chimney coming down.

The drawings look nice - how accurate are they?

Concern about lack of infrastructure / amenities, only one small area of green space is shown, and there are no shops, health facilities or play space. Residents want the park to be increased in size, and shops provided.

Concern over the number of apartments on Old Market Street.

## List No. 1

Lawson Street should remain a cul-de-sac , and alternative access used.

Concern that existing roads will not be able to cope with the additional numbers of residents and associated cars.

Will traffic-calming measures be introduced, and will they stop any rat running.

There appears to be insufficient parking for the flats. There needs to be at least 1 space per flat

People will not park in the parking courts, but illegally park on the pavement.

There should be a road from Old Market Street, so that access is opened up. Plans fail to connect the site, with only footpaths not a vehicular connection to Old Market Street.

The Blackley Village Local Plan addresses the Chapel lane junction , it would be helpful if this was integrated into this scheme with the road running alongside Hexagon tower.

Shared access routes need to be adopted , otherwise they will just deteriorate.

Parking spaces should not be located to the rear of properties.

Residents have concerns over pedestrian and highway safety, due to increases in traffic. They advise that cars already amount the footpath near to the church to get around traffic turning right into Lion Brow due to the width of the road.

There is a need for traffic lights and pedestrian crossings.

Concern that the proposed frontage onto Old Market Street may not enhance the area. It is very important that the frontage gives a village feel, and not look like an enclosed estate.

Fencing on the Old Market Street frontage gives the impression of a private enclosed estate.

Plans will spoil Blackley Village, set precedents that will mean the death of the Blackley Village Local Plan, and destroy the work, which has been done to build the community, and heal the past.

The Plan does not create a village, just a towering Manhattan.

The pocket park does not provide amenity for families and children. Where do the residents go for recreation and shopping?

Concerns are expressed about the commercial development, which would come forward in the future for the land directly to the north -east of the proposed development. Residents are concerned this would become a focal point for anti-social behaviour.

Residents feel that they are a close-knit community, and new residents on recently completed developments locally have made no attempts to integrate into the local community. Residents believe that this proposal will continue this trend.

Queries have been raised regarding the replacement of fencing to the rear of nos. 4-12 Old School Drive.

Concerns expressed over properties being acquired for the Buy to Let market.

Lots of family houses are proposed, but with little provision of facilities for the under fives.

A resident is pleased with the revised proposals and confirm their concerns have been solved.

The development has been well thought out, especially the 'park'.

This development will have a positive impact on Blackley Village .

The plans would improve the area.

## List No. 1

The design of the layout of the scheme looks attractive with green areas and trees, ample parking with good access.

Residents have been advised of the receipt of the revised plans and any further comments received will be reported to committee.

Blackley Village Residents' Association - have raised concerns in relation to the application on the following grounds:-

It was acknowledged that the apartment blocks have moved closer to Old Market Street, but concerns were expressed that entrances need to be provided on the Old Market Street frontage to each block.

The retained strip for possible future access onto Crumpsall Vale from Old Market Street was accepted.

The front boundary treatment to Old Market Street was accepted with the proposed 1.2m high railing and hedge provided robust maintenance plan were in place.

Concerns were raised regarding the road width of the street near to the river, together with DDA compliance issues with the footpath extending from this road.

Refuse storage was generally alright, but issues of location and distance between pick up points was raised.

Properties were considered to be located too close to the pocket park, and could be adversely affected by youth abusing the facility in the future.

The opening up of Gilman Close should be considered, together with a pedestrian link between the scheme and the proposed commercial site.

The traffic calming measures need to prevent a rat-run occurring through this site. Traffic calming within this site should be of a high standard to ensure rat running does not occur.

Concerns expressed about maintenance of trees shown in gardens and the potential for them to be removed.

Having reviewed the revised plans they remain concerned about the finishes to the apartments fronting onto Old Market Street, and the adequacy of the maintenance of the landscaping, footpath/cycleway and pocket park. They would also prefer the pedestrian link between Old Market Street and Crumpsall Vale to be removed from the scheme and the layout reconfigured accordingly.

Councillor Leese - The comments outlined below relate to the original submission. He advised that Councillors, Council Officers, and residents have been working together for sometime to develop a Regeneration Framework for Blackley Village and this has been formalised in the Blackley Village Local Plan. The Avecia site is one of two major development opportunities within the Village and if we get its redevelopment wrong we will lose the renaissance of the Village for at least a generation.

Whilst the proposals submitted at outlined stage were less than perfect they did at least provide a basis on which we could agree to move forward. The implementation of the current proposals from the applicant would be nothing short of disastrous. Concerns with the proposals include:

1. As part of the Blackley Village Local Plan we have identified an opportunity for a new road following the line of Crumpsall Vale and then turning to meet the bottom of Chapel Lane in a crossroads. This would deal at a stroke with two

## List No. 1

major traffic management issues within the Village. The current planning application builds at least in part over the line of that road.

2. The apartment blocks proposed for the Old Market Street frontage apart from being mediocre in design are built completely the wrong way round. Their frontages and main entrances should be to Old Market Street. Boundary treatments to Old Market Street should be consistent with an active street scene, ideally a low wall topped with low railings.

3. There should not be a public footpath running through the middle of these apartments. Rather direct access from the development to Old Market Street should be via the roadway referred to in one above, or via opening up Gilman Close.

4. The proposals for the commercial area are unsatisfactory both in layout and provision of parking and the applicant ought to engage in discussions with the City Council about the incorporation of the Council owned land on the corner of Old Market Street and Domett Street into the commercial development.

5. The outline planning consent had an indicative layout showing housing separated from the riverbank by a roadway and footpath. This layout not only prevented housing being built too close to the river but could also ensure direct servicing to the Old House at Home Public House throughout the development process. The replacement of this roadway with a number of cul-de-sacs is completely unacceptable.

6. I am concerned that the pocket park is already too small but the current application affectively transforms it into what you would describe as incidental open space rather than a usable park or garden. Again, the indicative layout at outline stage showed housing being separated from the pocket park in a way that would have significantly increased its utility value.

7. There is little detail of the proposed Traffic Calming Scheme for the area. I am concerned, as are local residents, that this should be both innovative and of high quality, not simply a series of speed platforms.

8. Finally, I am concerned about the design of the houses themselves. They are typically mediocre volume house builder standard house types and as such could be literally anywhere in the U.K. There appears to have been no attempt made to introduce design elements that will bring a distinctiveness and sense of place to the development. With regard to design matters no reference appears to have been made at all to the historical context of the site. In addition parking proposals and boundary treatments are unacceptable.

In summary, I am totally opposed to this planning application as it currently stands. I hope that the applicant can be persuaded to enter into meaningful dialogue with the Council and make substantial changes. If that is not the case I will be urging rejection of the application.

Following positive negotiations with the applicants, revised plans have been forwarded and any further comments will be reported to committee.

Environment Agency - Advise they wish to maintain their objection to the proposed development on the following grounds:

The Environment Agency previously requested for a Flood Risk Assessment (FRA) providing calculations of existing and proposed surface water discharge Regimes. The FRA received by the Agency has not provided the detailed calculations of the existing surface water discharge regimes and has assumed a free discharge onto the River Irk from the proposed surface water network

## List No. 1

without storage on site. Although, the proposed development would reduce the hardstanding area compared to the existing site, the discharge rates might be increased.

The Environment Agency has contacted the consultant to request details of calculations; some of which some has been provided by email. However, the FRA has failed to clearly establish the existing contributing areas from the site to demonstrate the current discharge regime. A drawing clearly demonstrating how the site is currently drained should be provided. Therefore, the proposed surface water drainage layout and rates given are not considered to mimic the current regime.

Furthermore, the FRA has not clearly demonstrated that the new development surface water drainage system would not cause flooding to properties during an exceedence event. The applicant needs to demonstrate that properties would not be affected.

The Agency have indicated that the applicant has provided further information which is under consideration in regard to the FRA. In addition revised plans have also been forwarded and any further comments will be reported to committee.

Director of Housing - Any significant comments will be reported to Committee.

Head of Engineering Services - Advises that a section 106 agreement has been agreed on the outline application, therefore the design of the streetscape on the existing roads must be linked to the proposals. In addition detailed comments have been made regarding adoption of highways, gated car park access, drop kerbs, traffic calming, bins collection arrangements for plots 189-192, turning head requirements at Crumpsall Vale and boundary treatments. Also particular reference is made to Bottomley Side, which is currently unadopted, as this road will have to be adopted through to the boundary line for the public house, and access to the pub would need to be reviewed in view of servicing requirements. Revised plans indicating bin collection, boundary treatments to parking courtyard accesses etc. have been forwarded to the Head of Engineering Services and any further comments will be reported.

Head of Regulatory Services (pollution)- recommend conditions relating to storage and collection of refuse, acoustic insulation in relation road traffic noise, and external building lighting. These comments apply to both the original and revised plans.

Head of Regulatory Services (contaminated land section)- Has examined the Overall Remediation Strategy by Hyder Consulting, and asked that confirmation of the membrane type and manufacturers specifications be clarified; additional soil sampling and analysis is to be undertaken; former location of the substation be identified and any potential risks assessed; gas, vapour and groundwater monitoring post remediation are to be undertaken, and derivation of SSVs for SVOCs and contaminants of concern have yet to be supplied; soil vapour concentrations are obtained from the site post remediation and further evaluation of the risks from vapour inhalation are undertaken, and that the foundation design specifications are submitted for review. It is therefore recommended that the contaminated land and ground gas condition attached to the outline planning approval is attached to any Reserved Matters approval.

## List No. 1

North Manchester Health Care Trust - Any significant comments will be reported to Committee.

Natural England - It is a matter of regret to find that the ecological assessment carried out 26 March 2007 did so after the works to prepare the site for the new development had taken place. It is our recent understanding that a site meeting in 2005 by the Greater Manchester Ecological Unit concluded little ecological interest on the site, and that therefore the likelihood of protected species being present on the site is limited. Natural England agrees with the recommendations of the Ecological assessment, with extra consideration given to a bat sensitive lighting scheme along the River Irk corridor.

The Ecological Assessment in para 5.1.5 states that planting along the buffer zone (between the river and the development) is of native, locally sourced shrubs and trees, to which we are in full agreement. To plant native species, which are particular to the area is the ideal scenario, as these species will support a variety of native birds, mammals, invertebrates etc. The developer should be made aware that if construction begins and any barn owls, bats or voles are subsequently found to be present, all work must stop immediately and they may be subject to a criminal prosecution given that the possibility of them being present was suspected.

Greater Manchester Archaeological Unit - Any significant comments will be reported to Committee.

Greater Manchester Police Architectural Liaison Officer - No comments have been received, however, GMP Architectural Liaison Officers produced a Crime Impact Statement for the applicant which formed part of the application submission

Lancashire Wildlife Trust - Any significant comments will be reported to Committee.

North Manchester Partnership - Comments are now awaited from North Manchester Partnership in relation to recent received revised drawings.

Director of Environment & Operations - Any significant comments will be reported to committee.

Greater Manchester Passenger Transport Executive - This site lies within walking distance of bus services on Old Market Street and Lion Street. It is encouraging to note this revision includes pedestrian footpath links between the apartment blocks and Old Market Street. This will result in much shorter walking distances to and from the bus stops for future residents when using public transport. It is hoped that GMPTE's other previous comments regarding the provision of lighting along the main pedestrian route between the development and Old Market Street has also been incorporated into the development however this is not clear from the drawing received.

Greater Manchester Ecology Unit - Recommends that conditions relating to measures to deal with Japanese Knotweed; protection of the river corridor during the construction period; and in relation to bats although the survey results were adequate, 3 trees were identified with some roosting potential and

## **List No. 1**

it is recommended that a condition is required to undertake further investigation of these trees or to propose a felling methodology.

In addition, a recent application (081817/FO/2007/N1) recommended that a 'bat friendly' lighting scheme be implemented near to Crumpsall Bridge. If at all possible they recommend that this lighting be implemented along the river corridor.

Further comments have been received (05/06/2007) advising that the Ecological Assessment provides an accurate reflection of the current condition of the site and makes recommendations in keeping with the locality and will be beneficial to the local biodiversity. Also that the tree and shrub native mix are appropriate for this location.

United Utilities - Have no objections to the proposal, but advised that the site must be drained on separate systems, and recommend the attachment of a surface water drainage condition to any planning approval.

Aboricultural Officer- Advises that the proposed construction works will necessitate the removal of the vast majority of trees from the site, however, the proposed landscaping and replacement planting will compensate for the removal of trees. He notes that all trees to be removed should be checked for signs of nests, and any trees with nests must be retained until after the bird nesting season. Confirmation has been received that there are no objections to the revised plans.

Landscape Practice Group - Recommend that the increased area of planting near to plot 109 be set back by 3m from the footpath in order to improve sightlines. Details of the Japanese Knotweed treatment methods are required, together with further details of the maintenance schedule for five years

They note the use of heavy standard trees alongside the River Irk, but recommend that they be increased in size from 12-14 to 16-18cm girths. They request further details in relation to the hard materials to be used in the landscaping scheme.

## **Issues**

Relevant Planning Policies

Planning Policy Statement Note No.1 (PPS1): Creating Sustainable Communities

PPS1 encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed-use developments that create linkages between different uses and create more vibrant places.

The principle of the development proposed is clearly in accordance with PPS1.

Planning Policy Guidance Note No.3 Housing

## List No. 1

This guidance strongly encourages the re-use of previously developed vacant or under utilised land and buildings and lends support to new housing within urban areas at high densities that are in close proximity to existing services and facilities and public transport provision.

The proposal accords with this guidance in that it would create a high density residential development of up to 195 dwellings on a brownfield site on a busy west / east route with transport links.

### Planning Policy Statement Note No.23 Planning and Pollution Control

This note provides advice on the relationship between controls over development under planning law and pollution control legislation. It is particularly relevant to the redevelopment of contaminated land and lays particular emphasis on developments, which would have significant environmental benefits through the regeneration of land and the recycling of brownfield sites for new sustainable development.

### Planning Policy Guidance Note no.25 - Development and Flood Risk.

Planning Policy Guidance Note no.25 reiterates the need for urban regeneration and the redevelopment of previously developed land to minimise the need for the development of greenfield land. Essentially, the PPG advises a balanced flexible approach, which addresses the risk of flooding whilst recognising the benefits of recycling previously developed land. Although only a very narrow strip of land along the western margins of the site falls within the flood plain, (which the plan shows as being the route of the footpath cycleway) it is recommended that appropriate flood board conditions are applied to any planning permission to safeguard future occupiers. It is not considered that this development would have an adverse impact on the existing floodplain, particularly as the replacement of industrial use by housing can result in an increase in gardens and thereby reduce run-off.

### Regional Planning Guidance for the North West

Policy UR1 identifies the sustainable regeneration of the Region's urban areas as being a clear priority, and policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% in Manchester between 1996 and 2016. Policies DP1, Economy in the Use of Land and Buildings, DP2, Enhancing the Quality of Life, DP3, Quality in New Development, are also relevant.

### Environmental Impact Assessment

The applicant requested a screening opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) at outline planning stage. It was considered that although the development would have some impact on the area, an Environmental Impact Assessment was not required in this instance. Notwithstanding this screening opinion, and this is a reserved matters application, a further screening opinion has been carried out and concludes that an Environmental Impact Assessment is not required in this instance.

## List No. 1

### Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

This site falls within the one of the City's character areas, referred to as 'an area of change'. These are areas of regeneration activity, within which the aim is to extend housing choice to better provide for the needs of existing and future residents; broaden the mix of uses to accommodate new shopping and employment areas; provide jobs, services, and local facilities; and improve sustainability by providing a mix of activities, buildings and facilities. New developments are expected to provide quality in-curtilage amenity space and adequate car parking. It is considered that the proposed development would accord with the aspirations of the guidance.

#### UNITARY DEVELOPMENT PLAN

##### Part One of the Unitary Development Plan.

Policy H1.2 states that the Council wishes to ensure that housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester.

The proposal is in accordance with Policy H1.2 in that the scheme provides a range of 2, 3 and 4 bedroomed accommodation to cater for the needs of people at different stages in their life or with different housing requirements. The scheme will also widen the range of property types within the local area, and this in turn should lead to better use of the existing housing stock.

Policy H2.7 advises that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment.

Policy E1 advises that that major new development will be required to be located where it can be easily served by public transport, policy E3.4 aims to create a network of safe and attractive recreational open spaces by linking river valleys, canals, policy E3.5 states that the Council will promote measures, which will lead to a safer environment for all people living in and using the City and policy E3.1 encourages the reclamation of derelict land with a view to re-use. It is considered that these proposals would accord these policies.

Policy T3.6 seeks to promote cycling by developing a safe network of routes and facilities for cyclists. The proposed footpath cycleway along the river would link to sections of the riverside route which have been implemented, and would accord with policy T3.6

##### Part 2 of the UDP

This site falls within an area covered by policy CC2, which advises that "the Irk Valley will continue to be subject to policies aimed at environmental improvement, recreational development, and protection of wildlife. Improvements will be made not just to benefit nearby communities, but also to produce linear pedestrian and cycle routes through the valley with the route being positioned near to the river wherever practicable." This proposal would

## List No. 1

allow for a footpath/cycleway alongside the river, which clearly accords with this policy.

Flood Risk Areas - Policy DC21.1 advises that 'development including the raising of land, will not normally be permitted where it would be at risk from flooding or would unacceptably increase the risk of flooding elsewhere. However, planning application ref. 073513 (which relates to the land to the south west of this site) included the creation of flood attenuation ponding areas to ensure a flood plain, which can accommodate anticipated 1 in 100 year flood levels.

However, as a narrow strip of this site along the western boundary falls within the flood plain for the river Irk, it is recommended that a condition should be added to ensure floor levels of the proposed development are constructed 600mm above the design flood level (100 year flow + 20%, and a condition relating to the requirement for a surface water regulation system.

The Environment Agency's comments have been noted, and further information relating to the FRA is under consideration by the Agency at this time. Revised plans which take on board the issue of 8m clearance alongside the watercourse and dwellings fronting onto the full extent of the route have been submitted.

In terms of flood risk, previous correspondence between the Environment Agency and the applicant confirms that this site is not considered to be at any significant flood risk, and as a result the Agency agreed to the principle of residential development, but advised that would not wish to see an increase in surface water disposal for the site than already exists.

Blackley Village Vision and Framework Document - recommends that the new street pattern should take existing important links and extend them into Avecia's site to provide the basis for a new internal movement structure. It also identifies the site as being appropriate for residential development with the potential for a landmark building of four storeys facing onto Hexagon Tower and the River Irk and including an area as a pocket park for future residents. The Framework also identifies a potential vehicular connection from Old Market Street to Crumpsall Vale along the eastern boundary of Hexagon Tower, and a requirement for a green route along the River Irk, which would form part of the proposed development. Revised plans indicate a 6m wide land reservation within the site alongside the western boundary which could be used to form a potential road link between Old Market Street to Crumpsall Vale in the future. In addition, although the footpath alongside the river would link back to Bottomley Side at present, an area has been set aside which would enable a footpath link to be created to the boundary with the Old House at Home Public House (running alongside the river) in the future, should a connection to the rear of the public house become available in the future.

Proposed design/massing/layout of scheme and context within area

Buildings adjoining the site are currently a mix of two and three storey existing dwellinghouses and apartments, with Hexagon Tower (12 storey), and two storey commercial development abutting the development site on the Old Market Street frontage. The four storey apartment blocks on Old Market Street would be located on the site of the former Hexagon House office building (five storeys) and is therefore considered to be acceptable in terms of massing within

## List No. 1

the streetscene. The remainder of the development would comprise 2 and 3 storey properties, which is considered to be in keeping with recent developments in the local area. The proposed apartment buildings have been relocated to be sited closer to the back of pavement on Old Market Street to have more of a presence in the streetscene, and have direct pedestrian access from Old Market Street.

Following concerns expressed regarding the nature of the elevational treatment proposed to the dwellings and particularly the apartment blocks, revised plans have been drafted which respond to the issues raised.

Concern has been expressed by residents regarding the finish and materials, and this aspect will be crucial as regards the creation of an acceptable scheme, and it is therefore recommended that a condition regarding materials is imposed upon a grant of Planning Approval to ensure the quality and durability of the materials.

### Potential overlooking of adjacent sites

Concern has been expressed by residents that this development has the potential to give rise to overlooking issues particularly due to height of the proposed apartment blocks, and relationship to existing houses. The proposed properties comply with the City Council's guidelines on privacy distances, and the impact of the location of six three storey dwellinghouses along the southern boundary of the development is not considered to give rise to significant residential disamenity to warrant refusal of the proposed development.

### Access

Vehicular access from Crumpsall Vale, Old Market Street (to serve the proposed retail floorspace, Quilter Grove and Lawson Street was approved as part of the outline application, with additional pedestrian access points from Gilman Close, Old Market Street, Old School Drive also approved at that time. The re-routing of the footpath from Crumpsall Vale to Bottomley Side was also considered at that time.

No vehicular access was indicated between Old Market Street and Crumpsall Vale at the outline planning stage, as was indicated within the draft Blackley Village Regeneration Vision and Framework Document. The provision of this route has been raised with the developer and revised plans indicate a 6m wide land reservation within the site alongside the western boundary which could be used to form a potential road link between Old Market Street to Crumpsall Vale in the future.

Pedestrian access has been provided from Old Market Street to Crumpsall Vale, and the proposed internal estate roads would link up to Lawson Street and Quilter Grove, and form a grid within the proposed development.

Concerns expressed by local residents regarding the pedestrian link from Old Market Street to Crumpsall Vale in respect of antisocial behaviour have been noted. However, the link would be 3 metres wide, well lit and directly overlooked by dwellings houses and apartments which front onto it. The boundary treatment would also be in the form of low railings to aid surveillance. It is considered that the route should be retained in order to provide permeability and to enable local residents to access the future shopping provision, which would come forward as a later phase of the development of the site.

## List No. 1

In respect of the Head of Engineering Services comments regarding intervisibility splays adjacent to access into rear parking courts, the plans have been amended to change the nature and /or location of boundary treatment.

### Traffic Calming

The Traffic Impact assessment submitted at outline planning stage demonstrated that, with the exception of the Old Market Street/Lion Street junction where particular problems already occur (this junction will have traffic signals shortly), the anticipated traffic generation would generally be satisfactorily accommodated at other existing junctions.

It was anticipated that conditions created by this development and the traffic from Hexagon Tower would give rise to conditions which would be sufficient to start deterring traffic from using the local area, and that under constrained capacity, local traffic would be likely to increasingly replace external traffic.

The traffic calming shown on the plans is indicative and a detailed design would be produced in conjunction with the Head of Engineering Services to ensure that a limitation of traffic speed to 20mph is achieved, and potential for rat-running is deterred. A condition would be attached to any approval to ensure this matter is fully addressed.

### Ecology

The site has been surveyed for Bats, Badgers, Water Voles, Otters, birds and flora. 22 bird species were recorded and a small number of butterflies. No protected species were recorded either on the site or close to the boundary during the survey work. Two of the bird species occur on the RSPB list of high conservation concern, but there was no evidence of breeding sites within this site. The applicant has confirmed in correspondence dated 6th July 2007 that all trees which have been removed, were removed prior to the bird nesting season specified by Natural England, and that a walk over survey was carried out and no evidence of bats was found prior to the removal of trees.

It was also recommended that any Japanese Knotweed is appropriately treated and this aspect of the scheme is conditioned.

### Contaminated Land

The site comprises part of a former chemical and dye company. The applicants have submitted an overall remediation strategy, which responds to the matters regarding a clean 600mm capping layer and appropriate sub-floor venting and gas membranes. It is recommended that a condition be attached relating to contaminated land and landfill gas measures be attached to any approval pending implementation of such measures. A validation report would also be required to be submitted following completion of the works.

### Secure by Design

The priority has been to create a quality development, which encompasses the key principles to ensure a safe and secure environment. The design strategy has been to avoid corners and elements that can be climbed over/vandalised to encourage passive surveillance. The entire site would be lit and managed. A Crime Impact Statement has been submitted which makes recommendation in

## List No. 1

regard to boundary treatment, glazing, doors, locks and electronically operated gating to parking courts etc, which provided they are complied with will mean the scheme will achieve secure by design accreditation.

### Field Footpath

The principle of re-routing the route of a footpath running eastwards from Crumpsall Vale to the Old House at Home public house on Bottomley Side considered at outline planning application stage. A pedestrian footpath/cycleway has been indicated as running alongside the river from Crumpsall Vale linking back up to Bottomley Side in close proximity to the Old House at Home. In addition an estate road with footways following a similar alignment to the current route of FFP52 on Bottomley Side would be created thereby providing a vehicular route to the Old House at Home public House. Although, the applicant has confirmed that access will be maintained between the public house (Old House at Home) and Crumpsall Vale either on the existing route or by means of diversion, it is recommended that a condition is attached to any approval to request a diversion route to be available for public use before any development takes place.

### Access for Disabled People

The applicants have confirmed that consideration has been given to access for disabled people both within buildings and when moving around the development. The proposed apartments would have level thresholds, lift access and appropriate turning circles in living rooms, bathrooms, and kitchen area, together with suitable door widths. In relation to the proposed dwellinghouses, all would have level thresholds, and 15 properties would be fully visitor accessible at ground floor level.

### Landscaping

The plan indicates the provision of a 800 sq.m pocket park and landscaped footpath/cycleway alongside the River Irk. Both areas would include significant tree planting and the proposed park would include a seating area , pathways , planting beds and would be bounded by hoop topped railings around the perimeter.

The overall development would necessitate the removal of 25 trees and two groups of trees, with the subsequent planting of 192 trees, in front and rear gardens and parking court yards. Hedging is also indicated set behind front garden boundary railings.

Quality design and good management of the public realm will be essential to creating a safe and viable location. To this end it is important to create pedestrian-friendly environments, whilst accommodating the vehicle requirements.

In view of recent comments expressed regarding specifications of hard landscaping, and specific plant locations within identified planting beds on plan ref: 3002.01 rev.E, the applicant has requested that a landscaping condition be attached to any planning approval, which requires full detailed specifications to

## List No. 1

be submitted and approved in connection with the Landscaping Structure Plan ref:3002.01 rev. E which forms part of the current planning submission.

### Boundary treatment

The applicant was requested to consider the use of low wall and railing boundary treatment to front garden areas, and the back of pavement on Old Market Street. The scheme has now been revised to incorporate low wall and railing treatment to the front boundaries of properties facing onto Crumpsall Vale, but the applicant wishes to retain the treatment shown in the submitted plans i.e. 1.2m high railings with hedging behind to the back of pavement on Old Market Street. However, the applicant has confirmed that these railings would be to a bespoke design to reflect the character of the locality. Rear gardens would be bounded by 1.8m close boarded fencing. The existing brick parapet wall to the river edge would be replaced with 1.2m high railings, and the existing boundary treatment to the rear of nos. 5-25 Old School Drive would be retained (letter dated 11th May 2007). Confirmation regarding the boundary treatment to the rear of nos.4-12 Old School Drive is awaited.

### Sustainability

The applicant has considered the sustainability of the scheme as part of a pre-estimator for Eco Homes and aspires to achieve a "very good" rating. Other key sustainability issues that have been considered in the development of the scheme include :

- (1) Sourcing of materials.
- (2) Cycle storage spaces.
- (3) Home office provision.
- (4) Low energy lighting and eco labelled white goods.
- (5) The design of the building envelope to minimise heat losses and solar gains, and the provision of energy efficient lighting to key areas and general circulation spaces. The buildings have been orientated to allow habitable rooms to be adequately lit with natural light, wherever possible.
- (7) Bin storage including recycling bins.

A site wide waste management strategy has been developed. The aim of the development will be to encourage segregation of refuse and recyclable waste by clear delineation.

### Comments by local residents

Following concerns expressed in relation to the proximity of dwellinghouses to the proposed pocket park have been noted, and the properties on the southern side of the proposed park have been relocated further south, to enable a greater degree of separation.

Legal Agreement - The outline application was subject to a Section 106 of the Town and Country Planning Act including junction and traffic movements, any necessary housing amenity space required in the final scheme, and a footpath/cycleway set in a linear riverside walkway.

## List No. 1

### CONCLUSION

It is felt that this scheme in conjunction with other recently approved residential developments in the vicinity to the south along the Irk Valley can make a positive contribution to the regeneration of this area, improve the appearance of a vacant site and river corridor, and other development proposals in the immediate area. The applicant has responded to the concerns which have been raised in a positive way, and has revised the scheme to improve access to the River Irk; increased tree planting within the site, and has identified an area of reserved land which could be used to form a potential road link between Old Market Street to Crumpsall Vale in the future.

**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 APPROVE**

On the basis the proposed scheme provides a range of 2, 3 and 4 bedroomed accommodation in accordance with policy H1.2, which requires that housing stock contains a wide enough range of housing types; the proposal involves opening up the riverbank for pedestrians and cyclists and provides lighting, which accords with policy H2.1, which encourages environmental improvements to make residential areas safer and more attractive, accords with policy E3.5 which promotes measures to lead to a safer environment for all, and policies CC2 and E3.4 which relate to making better use of river valleys and improving access and policy T3.6 which promotes cycling; the scheme is a quality design which accords with Policy H2.7 which requires that new housing schemes will be expected to be of a high standard of design; the scheme would incorporate traffic calming measures which accords with policy H2.3 which promotes the inclusion of traffic calming measures within residential developments; the scheme would be developed on a former industrial site which accords with policy E3.1 which promotes the redevelopment of derelict land; and as only a narrow strip of this site along the western boundary falls within the flood plain for the river Irk, and a mitigation condition relation to floor levels is incorporated the scheme, this would accord with policy DC21.1 which deals with matters

## List No. 1

regarding flood risk, and there are no other material considerations of sufficient weight to indicate otherwise.

### Conditions and/or Reasons

1) The development must be begun not later than the expiration of two 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) Before any building or phase of development is commenced, the applicant shall submit detailed plans and particulars to the Council, and obtain their approval under the Town and Country Planning Acts, of the following matters as are required by condition nos.3 to 32 of this permission.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, and to ensure that the conditions attached to the consent are complied with for each phase or contract related to the implementation to which they are relevant

3) Construction of any building or phase of development hereby approved by this permission shall not take place unless and until samples and specifications of the materials to be used on all external elevations of that building or phase of development ( including colouration of window frames and doors, and type and materials for hardware such as letterboxes) 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 to policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) No building or phase of development shall be occupied until the scheme for the storage and disposal of refuse of that building or phase of development has been implemented in accordance with the waste management strategy The approved scheme shall remain in situ whilst the building or phase of development is occupied.

Reason

In the interests of amenity and public health, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) No development shall commence until full specifications of hard and soft landscaping in connection with the implementation of the Landscape Structure Plan ref: 3002.01 rev. E have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be

## List No. 1

implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, 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 that respects the character and visual amenities of the area, in accordance with policy H2.2 and policy E3.4 of the Unitary Development Plan for the City of Manchester.

6) All trees, shrubs and hedges within the site and/or trees whose root structure may extend within the site, which are to be retained shall be fenced off before any building or other operation approved by this permission is carried out within the vicinity in accordance with British Standard 5837 (1991). 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 to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy E 2.6 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved shall be carried out in accordance with the drawings numbered SK-6CL-20/001-01, SK-6CY-24/001-01, SK-6CY-34/001-00, (Conway), SK-6LN-20/001-01, SK-6LN-30/001-00, (Longworth), SK-6TW-20/001-00, (Thawkstead), SK-6WE-21/001-01, SK-6WE-34/001-01, (Wessex), 12361-CS-1 (cycle storage), Standard garage details (1) rev.B, 06/894/WM02 bin store details, Fencing plans NSR-2, NSR-3, SF/1, SF/13, SW/1, Substation UU-A2-016/02 rev.F, Drainage plans NH50909/0123/1, NH50909/0124/01, Topographical plan M/0657 rev.A, 06/894/OS/01, Planning Statement, Crime Impact Statement, Waste Management Strategy, Design and Access Statement, and DFA 2 Matrix received and date stamped 7th March 2007;

Letter dated 11th May 2007;

3002.02, 3002.03, Tree Survey report, and Eco-Homes Ecological Assessment received and date stamped 31st May 2007 ;

PO5MAF/-/20, P05 MAF/-/33 rev.A, (Mayfield), PO5GOS/-/20 rev.A, P05 GOS/-/31 rev.A, SK-6CS-21/001-01 rev.A, SK-6CS-35/001-00 rev.A, (Chester), SK-6CS-21F/001-01 rev.A, SK-6CS-35F/001-00 rev.A, (Feature Chester), SK-6HA-21/001-01 rev.A (Harvington), SK-6HA-21/001-01 rev.A, (Feature Harvington), SK-6MN-20/001-01 rev.A (Manningford), SK-6MN-30F/001-00 rev.A, (Feature Manningford), and 3 scanned perspectives elevation plans, date stamped 4th June 2007;

## List No. 1

Design Justification Statement dated date stamped 20th June 2007,  
TR-20-01 rev. A, TR-20-02 rev. A, SF/15, 06/894/PL02 rev. A (as amended by revised door types) and SK-BA-06 rev.B, date stamped 21st June 2007 ;  
NH50909/0142/03 date stamped 22nd June 2007;  
SK-BA-03 rev.C , SK-BA-04 rev.C, SK-BA-07 rev.C, and SK-BA-08 rev.D ,  
Ecology walk over survey, and e-mail received from Hydra Consulting regarding tree removal date stamped 6th July 2007;

Letter dated 30th July 2007 outlining maintenance arrangements;

SK-6CL-30/001-01,(Clifford),SK-6HA-34/001-01 rev.B (Harvington), SK-6HA-34F/001-01 rev.B (Feature Harvington), SK-6MN-30/001-01 rev.B(Manningford), SK-6MN-20F/001-01 rev.A(Feature Manningford), SK-6TW-30/001-00(Thawkstead), PO5 ELE/-/20 rev.A, PO5 ELE/-/32 , dated stamped 3rd August 2007;

3002.01 rev.E , dated stamped 16th August 2007;

Flood Risk Assessment Report ( ref: NH50909- WXR-06) , P05 GOS/-/20 rev.B (Gosforth), PO5GOS/-/33 rev.B (Feature Gosforth), 06/894/MA01 rev.B, 06/894 WM01 rev.F, 06/894/PL01 rev.V date stamped 30th August 2007;

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.

8) Details to be submitted in accordance with condition no.2 above shall include details of any necessary acoustic attenuation of buildings in accordance with an acoustic attenuation scheme to ensure that the amenity of occupants of the development is not harmed by from traffic on Old Market Street , Crumpsall Vale , and adjacent commerical use. The approved acoustic attenuation scheme for any dwelling shall be implemented in full before that dwelling is occupied.

### Reason

To protect the amenity of the occupants of the development, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) No part of the development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system for that part of the development has been approved by the Local Planning Authority, unless otherwise agreed in writing by the Local

## List No. 1

Planning Authority . The scheme shall be completed in accordance with the approved plans.

### Reason

To reduce the risk of flooding pursuant to policy DC 21.1 of the Unitary Development Plan for the City of Manchester.

10) No building or phase of development approved by this permission shall be commenced until details of the existing and proposed floor levels for that building or phase of development have been submitted and approved by the City Council as Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details. Floor levels within the proposed development shall be constructed at least 600mm above the design flood level ( 100 year flow +20% ), as indicated within the approved revised Flood Risk Assessment, unless otherwise agreed with the City Council as Local Planning Authority.

### Reason

To ensure that the development is subject to minimum risk of flooding , pursuant to policy DC 21.1 of the Unitary Development Plan for the City of Manchester

11) 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 to policy H2.2 of the Unitary Development Plan for the City of Manchester

12) All contractors vehicles entering and leaving the site during the construction period shall be sheeted.

### Reason

To ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings, and in the interests of public health and amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

13) Car parking shall be surfaced, demarcated and made available for use as each building or phase of development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The car parking spaces shall then be available at all times whilst the buildings are occupied.

### Reason

## List No. 1

To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester.

14) 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".

15) No trees shall be felled, or have any works undertaken on them, during the bird nesting season ( March to July inclusive), unless otherwise agreed with the City Council as Local Planning Authority.

Reason

To ensure the protection of wildlife habitats in the locality , pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester.

16) No part of the development shall be occupied until space and facilities for bicycle parking to serve that part of the development 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, pursuant to policy T3.7 of the Unitary Development Plan for the City of Manchester.

17) Details of access proposals to each building or phase of development for mobility impaired persons including route widths, levels and gradients, shall be submitted to and approved in writing by the City Council as local planning authority before that building or phase of development commences. The approved details shall be implemented before that part of the development is first brought into use.

Reason

To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester and the Disability Discrimination Act 1995. However, in approving the relevant drawings, the City Council as the local planning authority does not hereby give any

## List No. 1

warranty that the provisions of the Disability Discrimination Act 1995 have been complied with.

18) The details of an emergency telephone contact number shall be displayed throughout the construction period in a publicly accessible location on the site and shall remain so displayed unless otherwise agreed in writing by the City Council as local planning authority.

### Reason

In the interests of local amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

19) 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, pursuant to policy H2.2 of the Unitary Development Plan.

20) The development hereby approved shall achieve a Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'very good' unless otherwise agreed in writing by the City Council as local planning authority.

### Reason

In the interests of minimising the environmental impact of the development, pursuant to Manchester Unitary Development Plan policy E1.5.

21) All highways within the development hereby approved shall be subject to 20 mph speed restrictions. A scheme to achieve this restriction shall be submitted to, and approved in writing by, the City Council as Local Planning Authority.

### Reason

In the interests of highway safety pursuant to policy H2.7 of the Unitary Development Plan for the City of Manchester.

22) Before the development hereby approved commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

## List No. 1

### Reason

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

23) No development shall take place until a diversion order in respect of the affected right of way has been confirmed, and a diversion route with adequate width and way marking is available for public use.

Reason - To comply with the appropriate orders as may be necessary, pursuant to policy DC22.1 of the Unitary Development Plan for the City of Manchester.

24) No part of the development hereby granted permission shall be commenced until a pre-felling survey of all trees to be removed 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 trees 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.

25) Prior to the commencement of any development, full details of a scheme for the management, destruction and/or disposal of Japanese Knotweed and Ragwort, to be carried out by the developer, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval, in order to ensure that the agreed scheme is still applicable.

Reason - To prevent the spread of Japanese Knotweed and Ragwort, pursuant to H2.1 of Manchester City Council's adopted Unitary Development Plan.

26) No building or phase of development shall be carried out on the site, which is the subject of this permission, until satisfactory details of the colour and finishes of the elevations of the proposed bespoke boundary railings to Old Market Street, the proposed low wall and railing treatment to Crumpsall Vale and the proposed boundary treatment to the rear of nos.4 to 12 Old School Drive have been submitted to and approved in writing by the City Council as Local Planning Authority, and the development shall be carried out in accordance with such details.

### Reason

## List No. 1

To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to policy H2.7 of the Unitary Development Plan for the City of Manchester.

27) Prior to the commencement of development, details of all external lighting, including lighting on the buildings, within the site, and lighting units within the public realm works, shall be submitted to, and agreed in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

### Reason

To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, pursuant to policies E3.3, H2,7 and E3.4 of the Unitary Development Plan for Manchester (adopted 1995)

28) Details of access to roof voids via bat bricks, gaps in masonry, soffit gaps, raised lead flashings or purpose built entrances to be fitted to 10 properties close to the River Irk corridor as specified on plan ref: 3002.01 rev.E, shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences, and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.2, E2.3 and E2.4 of the adopted Manchester Unitary Development Plan.

32) Details of the precise location of the street trees indicated on Landscape Structure Plan ref: 3002.01 rev. E shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 and policy E3.4 of the Unitary Development Plan for the City of Manchester.

## 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: 081760/MO/2006/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.

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

Engineering Services

## List No. 1

Environment Agency  
Chief Executive's Landscape Practice Group  
Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Contaminated Land Section  
Director Of Housing  
Environment & Operations (Trees)  
Environment & Operations (Highway Authority)  
North Manchester Partnership  
Environment Agency  
GMPTE  
United Utilities  
Greater Manchester Ecology Unit  
Natural England  
Lancashire Wildlife Trust  
Environment & Operations (Refuse & Sustainability)  
The Chief Executive  
Greater Manchester Archaeological Unit  
Blackley Village Residents Association  
Greater Manchester Ecology Unit  
Greater Manchester Ecology Unit  
Blackley Village Residents Association  
Greater Manchester Archaeological Unit  
The Chief Executive  
Environment & Operations (Refuse & Sustainability)  
Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Contaminated Land Section  
Director Of Housing  
Environment & Operations (Trees)  
Environment & Operations (Highway Authority)  
North Manchester Partnership  
Environment Agency  
GMPTE  
United Utilities  
Natural England  
Lancashire Wildlife Trust  
North Manchester Partnership  
28, Bellfield Close,, Blackley,, Manchester M9  
1, Westgate Avenue,, Blackley,, Manchester. M9 8DZ  
2, Olga Terrace,, Blackley,, Manchester., M9 8ZA  
2, Olga Terrace,, Blackley,, Manchester., M9 8ZA  
29 Hill Lane, , Blackley,, Manchester, M9 6PE  
Springfield Hospital, Delaunays Road, Manchester, M8 5RD  
2 – 10 Raysonhill Drive, Manchester, M9 8PW  
76 Old Market Street, Manchester, M9 8FB  
1 – 27, 2 –26 Silverlea Drive, Manchester, M9 8EN  
24 - 40 Blackley New Road, Manchester, M9 8DB  
130 – 136 Old Market Street, Manchester, M9 8FH  
1 – 11 Chapel Lane, Manchester, M9 8PT  
42 Blackley New Road, Manchester, M9 8DB  
185 Cleveland Road, Manchester, M8 4GX

## List No. 1

183 Cleveland Road, Manchester, M8 4GX  
The Imperial, Delaunays Road, Manchester, M8 4RH  
35- 39, 14 -16Cobble Bank, Manchester, M9 5FA  
Tonge & Young Ltd, Blackley New Road, Manchester, M9 8ER  
B I C C Ltd, Delaunays Road, Manchester, M9 8FP  
8 – 22 , 13 Lion Street, Manchester, M9 8BZ  
19 –53 Lawson Street, Manchester, M9 8DD  
2 – 36 Quilter Grove, Manchester, M9 8DE  
1 –3 Domett Street, Manchester, M9 8DF  
1 Surrey Street, Manchester, M9 8EQ  
95 –97, 14 – 40 Old Market Street, Manchester, M9 8DX  
52 –72 , 72A, Blackley New Road, Manchester, M9 8EG  
31 Blackley New Road, Manchester, M9 8ES  
50 - 52 Bottomley Side, Manchester, M9 8EP  
2 –20 Lawson Street, Manchester, M9 8DP  
1 –27 , 2 – 32 Walsh Avenue, Manchester, M9 8DL  
1 – 7, 2 -24 Westgate Avenue, Manchester, M9 8DZ  
9 –21 , 47 – 63, 24 –40 Domett Street, Manchester, M9 8DF  
2 – 4 Gilman Close, Manchester, M9 8DG  
2 – 10 Oakworth Street, Manchester, M9 8DH  
71 –93 Slack Road, Manchester, M9 8AZ  
Pike Fold Nursery School, Lawson Street, Manchester, M9 8DD  
1 – 25 , 4 – 26 Old School Drive, Manchester, M9 8DR  
Flats 1- 36 , Old School Court, 2 Old School Drive, Manchester, M9 8DR  
20 Domett Street, Manchester, M9 8DA  
22 Domett Street, Manchester, M9 8DA  
40 –46 Lawson Street, Manchester, M9 8DP  
22 Lawson Street, Manchester, M9 8DP  
24 Lawson Street, Manchester, M9 8DP  
54 Blackley New Road, Manchester, M9 8EG  
11 Hill Lane, Manchester, M9 6PE  
1 –33, 2 – 18 Cobble Bank, Manchester, M9 5FA  
20 –30, 41 – 63 Oakworth Street, Manchester, M9 5FB  
7 –9 Hill Lane, Manchester, M9 6PE  
1 –9 , 2 –10 Warren Bank, Manchester, M9 6FE  
1 –29 French Barn Lane, Manchester, M9 6PB  
69 –81 Chapel Lane, Manchester, M9 8EJ  
3-7 Surrey Street, Manchester, M9 8EQ  
1 –29, 2 – 8 Chapelhill Drive, Manchester, M9 8FJ  
23A Chapelhill Drive, Manchester, M9 8FJ  
23B Chapelhill Drive, Manchester, M9 8FJ  
25A Chapelhill Drive, Manchester, M9 8FJ  
25B Chapelhill Drive, Manchester, M9 8FJ  
31A Chapelhill Drive, Manchester, M9 8FJ  
31B Chapelhill Drive, Manchester, M9 8FJ  
School House, Pike Fold Lane, Manchester, M9 8ED  
12 – 18 Oakworth Street, Manchester, M9 8DH  
Old House At Home, 48 Bottomley Side, Manchester, M9 8EP  
11A Cobble Bank, Manchester, M9 5FA  
47B Domett Street, Manchester, M9 8DA  
Ye Golden Lion, 47 Old Market Street, Manchester, M9 8FB  
1A – 1F Raysonhill Drive, Manchester, M9 8PW  
Flat A,- Flat E 12 Raysonhill Drive, Manchester, M9 8PW

## List No. 1

Old House At Home, 52 Bottomley Side, Manchester, M9 3EP  
4 Lion Street, Manchester, M9 3BZ  
6 Lion Street, Manchester, M9 3BZ  
School Bungalow, Pike Fold Primary School, French Barn Lane, Manchester, M9 3ED  
70 Old Market Street, Manchester, M9 3FB  
1A – 36 A( all) Old School Court, 2 Old School Drive, Manchester, M9 8DR  
Flat 1a, Plant Terrace, 1 Hill Lane, Manchester, M9 2RG  
12 Raysonhill Drive, Manchester, M9 8PW  
Flat F, 12 Raysonhill Drive, Manchester, M9 8PW  
Mills And Allen013701 Gable, Millstone Inn, 31 Blackley New Road, Manchester, M9 8ES  
More O Ferral Adshel Limited1503 Gable, 72 Blackley New Road, Manchester, M9 8EG  
Ici, Crumpsall Vale, Manchester, M9 8DB  
Zeneca, Crumpsall Vale, Manchester, M9 8DB  
Vale Works, Delaunays Road, Manchester, M8 4RH  
47A Domett Street, Manchester, M9 3DD  
E C Blanchard, Domett Street, Manchester, M9 3DD  
First Floor Part, Pike Fold Court, 20 French Barn Lane, Manchester, M9 2PB  
Ground Floor Part And First Floor Part, Pike Fold Court, 20 French Barn Lane, Manchester, M9 2PB  
Pike Fold County Primary School, French Barn Lane, Manchester, M9 6PB  
Pike Fold Works, French Barn Lane, Manchester, M9 6PB  
Over, 182 Hill Lane, Manchester, M9 2RG  
N Worrall And Son, Hill Lane Estates, Hill Lane, Manchester, M9 2PW  
11 Old Market Street, Manchester, M9 8DT  
74-78 Old Market Street, Manchester, M9 8FB  
Arthur Maiden 1166 Adjacent Fox Inn, 97 Old Market Street, Manchester, M9 8DX  
Miller Homes Limited, Old Market Street, Manchester, M9 3DY  
Blackley Cemetery And Crematorium, Chapel Lane, Manchester, M9 3JP  
Pike Fold Primary School, French Barn Lane, Manchester, M9 3ED  
Old School Court, 2 Old School Drive, Manchester, M9 8DR  
Hill Lane Estates, Hill Lane, Manchester, M9 2PW  
Millstone Inn, 31 Blackley New Road, Manchester, M9 8ES  
Plant Terrace, 1 Hill Lane, Manchester, M9 2RG  
1 - 11Lawson Street, Manchester, M9 3DD  
2 –32 Newcroft Drive, Manchester, Manchester, M9 8PU  
1 –9 , 2 – 22 Sandybrook Drive, Manchester, Manchester, M9 8NY  
1 –5, 2 – 8 Wallbrook Drive, Manchester, Manchester, M9 8PX  
2 – 4 Castle Hill Drive, Manchester, Manchester, M9 8NX  
9 –21 ,2 – 32 Marshbrook Drive, Manchester, Manchester, M9 8NN  
1 – 9 Carrsdale Drive, Manchester, Manchester, M9 8PQ  
1 - 9 , 2 – 40 Bellfield Close, Manchester, Manchester, M9 8QA  
1 –15, 2- 16 Maplewood Close, Manchester, Manchester, M9 8NW  
1 –21, 2 – 12 Elmstone Close, Manchester, Manchester, M9 8NQ  
1 – 29 Oakshaw Close, Manchester, Manchester, M9 8NT  
1 – 19, 2 – 44 Aspenwood Drive, Manchester, Manchester, M9 8NP  
1 – 23, 2 – 12 Thorndale Court, Manchester, Manchester, M9 8PZ  
2 – 32, 1-25 Brakenlea Drive, Manchester, Manchester, M9 8NU  
1 – 25 Quilter Grove, Manchester, M9 8DE  
Flat 1, 16 Hill Lane, Manchester, M9 2PE  
Flats 1- 6 , 46 Old Road, Manchester, M9 3BS

## List No. 1

2 Lion Street, Manchester, M9 3BZ  
Advertising Right, Junc Chapel Lane, Old Market Street, Manchester, M9 3DX  
New White Lion Hotel, 27 Old Market Street, Manchester, M9 3DY  
1 Hillside Gardens, Hill Lane, Manchester, M9 2PW  
Village Gardens, Domett Street, Manchester, M9 3DD  
Hillside Gardens, Hill Lane, Manchester, M9 2PW  
Junc Chapel Lane, Old Market Street, Manchester, M9 3DX  
2 Castle Hill Drive, Manchester, M9 8NX  
2 – 22, 1 – 9 Sandybrook Drive, Manchester, M9 8NY  
Anthony Berbas, PO Box 31, Manchester, M9 8EB  
Flats 1 – 6 , 12 Raysonhill Drive, Manchester, M9 8PW  
1 Raysonhill Drive, Manchester, M9 8PW  
11 Lawson Street, Manchester, M9 8DD  
1 – 29 Oakshaw Close, Manchester, M9 8NT  
1 – 9 Lawson Street, Manchester, M9 8DD  
B3 Cable Solutions, Delaunays Road, Manchester, M9 8FP  
Halpin & Stanley, 1-3, Domett Street, Manchester, M9 8DF  
T B S News & Wines, 52-54, Blackley New Road, Manchester, M9 8EG  
2 – 44 , 1 –3 Aspenwood Drive, Manchester, M9 8NP  
The Fox Inn, 97 Old Market Street, Manchester, M9 8DX  
87 Slack Road, Manchester, M9 8NJ  
89 Slack Road, Manchester, M9 8NJ  
71 –93 Slack Road, Manchester, M9 8NJ  
14 Sandybrook Drive, Manchester, M9 8NY  
4 Castle Hill Drive, Manchester, M9 8NX  
14 Brakenlea Drive, Manchester, M9 8NU  
4 – 32 Newcroft Drive, Manchester, M9 8PU  
Vision Signs, 67 Old Market Street, Manchester, M9 8DX  
10 Sandybrook Drive, Manchester, M9 8NY  
1 – 9 Carrsdale Drive, Manchester, M9 8PQ  
8 Sandybrook Drive, Manchester, M9 8NY  
12 Sandybrook Drive, Manchester, M9 8NY  
1 – 5 Wallbrook Drive, Manchester, M9 8PX  
1 – 7, 2 – 40 Bellfield Close, Manchester, M9 8QA  
4 Sandybrook Drive, Manchester, M9 8NY  
6 Sandybrook Drive, Manchester, M9 8NY  
10 Newcroft Drive, Manchester, M9 8PU  
18 Newcroft Drive, Manchester, M9 8PU  
59 Sandybrook Drive, Manchester, M9 8NY  
23a, Chapelhill Drive, Manchester, M9 8FJ  
23b, Chapelhill Drive, Manchester, M9 8FJ  
25a, Chapelhill Drive, Manchester, M9 8FJ  
25b, Chapelhill Drive, Manchester, M9 8FJ  
31a, Chapelhill Drive, Manchester, M9 8FJ  
31b, Chapelhill Drive, Manchester, M9 8FJ  
North Manchester General Hospital, Delaunays Road, Manchester, M8 6RB  
Limbert Nurses Home, Crumpsall Hospital, Delaunays Road, Manchester, M8 5RJ  
Staff Accommodation, North Manchester General Hospital, Delaunays Road, Manchester, M8 6RB  
Vodafone 1658 Adjacent North Manchester General Ho, Delaunays Road, Manchester, M8 5RB  
Crumpsall Hospital, Delaunays Road, Manchester, M8 5RJ  
North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

## List No. 1

North Manchester Health Care N H S Trust, Central Drive, Manchester, M8 5RL  
Manchester Health Authority, North Manchester General Hospital, Central Drive, Manchester, M8 5RN

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

Vinetta Holness, 28, Bellfield Close,, Blackley,, Manchester M9  
Mr Holt, 13, Lion Street,, Blackley,, Mancehster.M9 8BZ  
Local Resident, 1, Westgate Avenue,, Blackley,, Manchester. M9 8DZ  
Blackley Village Residents Association, 2, Olga Terrace,, Blackley,, Manchester., M9 8ZA  
Dr.J.Roland Shrewsbury, 2, Olga Terrace,, Blackley,, Manchester., M9 8ZA  
Mrs Whitehouse, 29 Hill Lane, , Blackley,, Manchester, M9 6PE  
Mr \_ Mrs Schofield, 25 Lawson Street, Manchester, M9 8DD,  
Ms Heppell, 29 Lawson Street, Manchester, M9 8DD,  
Mr \_ Mrs Barber, 33 Lawson Street, Manchester, M9 8DD,  
Mrs Finch, 39 Lawson Street, Manchester, M9 8DD,  
J.McLoughlin, 45 Lawson Street, Manchester, M9 8DD,  
Mr \_ Mrs Hannon, 47 Lawson Street, Manchester, M9 8DD,  
M.Tierney, 49 Lawson Street, Manchester, M9 8DD,  
Karen Dale And Danny Ford, 53 Lawson Street, Manchester, M9 8DD,  
Ms Redfern, 4 Quilter Grove, Manchester, M9 8DE,  
Mr \_ Mrs Glascoe, 9 Domett Street, Manchester, M9 8DF,  
Mrs McCardell, 30 Domett Street, Manchester, M9 8DA,  
Mr McSorley, 59 Domett Street, Manchester, M9 8DA,  
P.Dunne, 5 Old School Drive, Manchester, M9 8DR,  
Local Resident, 13 Old School Drive, Manchester, M9 8DR,  
Mr \_ Mrs Ward, 17 Old School Drive, Manchester, M9 8DR,  
T.Wilson, 19 Old School Drive, Manchester, M9 8DR,  
Mr \_ Mrs Mullen, 21 Old School Drive, Manchester, M9 8DR,  
Mr \_ Mrs Williams, 8 Old School Drive, Manchester, M9 8DR,  
Mr Oke, 22 Lawson Street, Manchester, M9 8DP,  
Mr Downes, Old House At Home, 48 Bottomley Side, Manchester, M9 8EP,  
Mr Downes, Old House At Home, 52 Bottomley Side, Manchester, M9 3EP,  
Kathryn Redfern, 4 Quilter Grove, Blackley, Manchester  
Matthew Clowery, 2 Wallbrook Drive, Blackley, Manchester  
Delia Edwards, 16 Bellfield Close, Blackley, Manchester  
Quintessential Housing Ltd, 57 Champany Fields, Dodworth, Barnsley, South Yorkshire  
Marhami Arifin, 32 Belfield Close, Riverside, Blackley, Manchester  
Robert Hall, 75 Chapel Lane, Blackley, Manchester  
Mr N A J Clemson, 23A Old School Court, 2 Old School Drive, Manchester, M9 8DR

**Relevant Contact Officer:** : Sue Wills  
**Telephone No.** : (0161) 234 4535  
**Email** : s.wills@manchester.gov.uk