

Application Number	Date of Appln	Committee Date	Ward
088911/VO/2009/N1	2nd Feb 2009	12th Mar 2009	Charlestown Ward

Proposal CITY COUNCIL DEVELOPMENT : Change of use of existing tower block, single storey ground floor extension and single storey part roof top extension to form 91 no. extra care apartments for the elderly (30 no. 1-bed and 61 no. 2-bed) and associated ground floor facilities, elevational alterations including reconfiguration of windows, demarcation of 34 no. car parking spaces at ground level, associated landscaping and external amenity areas, new boundary treatment, and closure of public footpath

Location Whitebeck Court, Moorway Drive, Charlestown, Manchester, M9 7HR

Applicant Manchester City Council , Adult Social Care, P O Box 463, Town Hall Extension, Manchester, M60 3NY

Agent Miss Janet Keenan, Adult Social Care, Unit 1 Northwest Business Park, Servia Hill, Leeds, West Yorkshire, LS6 2QH

Description

The Site - This application relates to an existing tower block known as Whitebeck Court that is located on Moorway Drive in the Charlestown area of North Manchester. The tower block, which is ex local authority housing, is currently vacant and in a poor state of repair. It is 15/16 storeys in height and is one of six tower blocks in the immediate area, one of which (Grisedale Court, now known as 'Freshfields') has recently been refurbished and the apartments sold to owner-occupiers. The base of the tower block is surrounded by a large area of grassland. No trees are present on the grass immediately adjacent to the tower block, although the grass areas around some of the other nearby tower blocks do contain some trees. The area surrounding the application site is residential in nature.

The Proposal - Planning permission is sought for the change of use of the existing tower block, a single storey ground floor extension and a single storey part roof top extension to form 91 no. extra care apartments for the elderly (30 no. 1-bed and 61 no. 2-bed) and associated ground floor facilities, elevational alterations including reconfiguration of windows, demarcation of 34 no. car parking spaces at ground level, associated landscaping and external amenity areas, new boundary treatment, and closure of public footpath. Essentially the scheme will provide a mixed tenure extra care scheme for older people, will increase the choice available to them, and upgrade social care services for the over 60s. The facilities that would be available at ground level for use by the residents of the extra care apartments and others include a hairdressers, an IT and reading room, a piano bar and a restaurant. These internal facilities would be largely contained within the new ground floor extension that would have a sedum (green) roof. Externally, the development would have 2 outdoor terraces with seating, a giant chess board, a playground, rose and sensory gardens and a small allotment area. This external amenity space would be made private by the enclosure of some of the existing grass area at the base of the tower.

Externally, the tower block would be re-clad with panels of through colour render and rainscreen cladding to provide a positive new image for the building. In addition, the balconies that currently exist on the building would be filled in, thereby creating more floorspace within each apartment than the existing situation. All windows would also be replaced with new double glazing. A new glazed balcony is proposed on the top floor of the building to allow people using the new 'Sky Lounge', i.e. the new part roof top extension above the currently 15 storey element of the scheme, uninterrupted views across this part of the city.

In terms of the boundary treatment proposed, that would fence off the external amenity areas and allotments that are proposed for the scheme, this would consist of 2.1m high galvanised steel railings, broken up by 2.1m high brick piers.

As part of the proposal, a public footpath is due to be closed. Currently, from the south-east corner of the existing tower block, 2 pedestrian footpaths lead southwards to connect to Broadmoss Drive. As part of the proposed works, 1 of the footpaths would be closed (as this currently runs directly through where the new ground floor extension and external amenity area is proposed). The other footpath would be diverted slightly to follow the eastern boundary of the fenced off area. It should be noted therefore that pedestrian access along a footpath from Moorway Drive to Broadmoss Drive would not be affected as one of the two existing footpaths would be retained, albeit on a slightly diverted route.

In terms of traffic implications of the new development, 34 no. car parking spaces are proposed to serve the new extra care apartments. 31 of these spaces are existing but 3 no. new spaces are also proposed, as well as a new drop off zone and cycle parking area, to the other side of the tower block to the existing 31 spaces. Of the 34 no. car parking spaces proposed, 5 would be fully accessible.

The existing tower block would be redeveloped in order to bring it in line with the City Council's Design for Access 2 standards and it would also meet Secured by Design standards. The development would have 2 lifts that would provide access to all flats. The development would be fully accessible throughout. Design features within the development would offer support for people with a sensory impairment, dementia, memory loss conditions and other health problems.

Consultations

Publicity and neighbour notification - The application was advertised as a major application and one affecting a public right of way, and occupiers of properties surrounding the application site were notified of the proposal. 3 letters of representations have been received. 2 letters are from individual local residents whereas the 3rd letter is from the Deputy Chairman of the Manchester Conservatives who he says has used his capacity in this position to write to the Local Planning Authority on behalf of some local residents who will be affected by the application. The 2 main issues raised in these letters relate to the fact that Village Green status has been applied for on the land around the tower

blocks and clarification was required regarding what the public footpath closure entails. The letter from the Manchester Conservatives asks that the determination of the planning application be delayed pending the determination of the Village Green application.

North Manchester Regeneration Team - They support the proposal which will bring a disused tower block back into active use and help to provide much needed provision specifically designed for older people in the area. It is hoped that this will play a significant role in encouraging single occupants of large family houses in the local social housing stock to relocate nearby, thus freeing up opportunities for families with children to occupy the vacated properties.

Greater Manchester Police - The Police made some comments that the applicant has addressed. GMP are now happy with the proposal

Special Needs & Supported Housing - The above application was considered at Supported Housing Monitoring Group on the 14th November 2008, where a decision was made to support. Manchester City Council has been greatly involved in the development of this scheme, which once completed will provide a much needed extra-care scheme for elderly persons in north Manchester.

Engineering Services - No representations received

Environmental Health - Stated that the submitted waste management strategy was acceptable so should be adhered to

Contaminated Land Section - Stated that a condition should be attached to any approval granted requiring that any possible contaminated land at the site should be investigated and, if applicable, the necessary remediation measures to deal with any land contamination should be carried out

Issues

Planning Policy Statement 1: Delivering Sustainable Developments (2005)

PPS1 encourages the promotion of urban 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. Planning should facilitate and promote sustainable and inclusive patterns of urban development by ensuring high quality development through good and inclusive design, ensure that development supports existing communities, and contributes to the creation of safe, sustainable, liveable and mixed communities. It also states that local authorities should strive to achieve high quality and inclusive design from all developments. PPS1 also states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. It is considered that the proposal is consistent with this guidance.

Planning Policy Statement 3: Housing (2006)

PPS3 provides guidance on issues such as design quality, residential mix and affordable housing. In terms of design quality, schemes should create places, streets and spaces which would meet the needs of people, and be visually attractive, safe, and accessible. PPS3 states that the Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, and in a community where they want to live. To achieve this, the Government is seeking, amongst other things to achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. It also wants to widen opportunities for home ownership and ensure the availability of high quality housing for those who cannot afford market housing, and also improve affordability across the housing market, including by increasing the supply of housing. As PPS1 above, PPS3 is also very clear on achieving high quality housing through good design. It explains that good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. PPS3 states that new housing should be integrated with, and complement, neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 also concentrates on achieving an appropriate mix of housing. It is considered that the proposal is consistent with this guidance.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2002)

PPG17 states that to ensure effective planning for open space, sport and recreation, it is essential that the needs of local communities are known. Local authorities should undertake robust assessment of the existing and future needs of their communities for open space, sports and recreational facilities. PPG17 states that existing open space should not be built on unless an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. For open space this should include consideration of all the functions that the open space can perform. The recreational quality of open spaces can be eroded by insensitive development or incremental loss of the site. In considering planning applications, local authorities should weigh any benefits being offered to the community against the loss of open space that will occur. PPG17 also advises that local authorities should avoid any erosion of recreational function and maintain or enhance the character of open spaces. An assessment of the loss of the open space in relation to the proposed development is given below.

Regional Policy

The Regional Spatial Strategy (RSS) for the North West of England policy DP2 promotes sustainable communities by focusing on achieving a high quality of life and fostering sustainable relationships between homes, workplaces and other concentrations of regularly used facilities and services. Policy DP7 is related to promoting environmental quality and states that local planning authorities should promote good quality design in new development and ensure that development respects its setting. The proposal is considered to be consistent with these policies.

Local Policy

Unitary Development Plan

For the reasons outlined below, the proposal is considered to be acceptable and it would be consistent with policies H2.1, H2.2 and H2.7 'Housing', E3.5 'Environmental Improvement and Protection', T2.4, T2.6 and T3.1 'Transport', DC7.1 'New Housing Development', and DC9.1 'New Commercial and Industrial Development - Access for Disabled People'.

In addition, there are 2 policies within the UDP that specifically relate to supported housing type uses. Firstly, UDP policy H1.5 'Housing' states that the City Council wishes to ensure that the City's various communities remain, or become, more sustainable in economic and social terms. In this respect, whilst generally welcoming housing developments which will provide accommodation for people with special needs in appropriate locations, the Council will seek to avoid an over-concentration of such provision in any one area.

Secondly, UDP policy DC2 relates to 'Resthomes and Nursing Homes'. Policy DC2.1 states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to, amongst other things, the effect of the proposals on visual amenity, the availability of adequate, safe and convenient arrangements for car parking and servicing, and the desirability of avoiding an over-concentration of special needs housing in any one area of the City. Policy DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of certain objectives, such as ensuring an even spread of special needs accommodation within local areas and across the City as a whole, encouraging a wide diversity of social groups to live within all parts of the City, avoiding creating disproportionate stress on local services such as health and education, and avoiding additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services. Policy DC2b.1 states that the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs. The Council will only grant planning permission for special needs housing proposals where it can be demonstrated that they would not have an adverse impact on the character of the street or the locality in respect of, amongst other things, additional car parking space involving the loss of mature trees and landscaping and the design of vehicular cross-overs to parking spaces. Policy DC2.2 states that there will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

Policies H1.5 and DC2 are essentially concerned with protecting residential amenity and avoiding an over-concentration of special needs housing in order to promote the delivery of mixed, balanced and sustainable communities. The proposal is considered to be acceptable as it would be consistent with these policies. Adult Social Care have stated that they are fully supportive of the scheme.

Policy L1.2 'Leisure and Recreation' of the UDP states that existing outdoor sporting facilities and recreational areas will be protected from development unless appropriate replacement facilities can be provided in advance or it can be shown that adequate facilities exist within the local area. Opportunities will be taken to improve the range and quality of facilities, especially in inner areas of the city.

Policy DC22 'Footpath Protection' states that in considering development proposals, the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

As will be explained below, the proposal is considered to be consistent with UDP policies L1.2 and DC22.

Special Needs and Supported Housing Supplementary Planning Guidance (SPG) - Adopted 8 April 1998

The general aim of the SPG is to set out the City Council's adopted policy in relation to special needs accommodation and identity where such accommodation ought to be located. In order for the City to be sustainable in economic and social terms, the Council will seek to avoid an over-concentration of such provision in any one area. The Council welcomes the development of appropriately designed accommodation which enables people with special needs to maintain an independent lifestyle. However, as stated above, the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas and will seek to assist in achieving the corporate objective of ensuring that the various communities which make up the City remain, or become, more sustainable in economic and social terms. The Council recognises that the social and economic balance of a community is achieved by avoiding an over concentration of special needs housing provision in any one area.

The SPG identifies 'Areas of constraint' in order to pinpoint where special needs accommodation should and should not be located. This is based on looking at the current level of provision of special needs and supported housing in different areas of the city and the social and economic circumstances of the resident population. The SPG states that the site is within a category D area, and it is schemes in category D areas that are more likely to receive support. In this instance, as extra care apartments are needed within the area, especially as the Charlestown Ward has such a high proportion of elderly people, and Adult Social Care are full support of the proposal, the proposal is considered to be acceptable and in line with the SPG.

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

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance states that a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Each new development should be designed having full regard to its context and the character of the area. The Guide also states that buildings should front onto streets but have an adequate level of enclosure if streets and

open spaces are to provide a sense of place. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings and enhance the streetscene. Buildings should recognise the common building lines created by the front face of adjacent buildings. In terms of site boundaries, the Guide states that the impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments. For the reasons outline below, the proposal is considered to be consistent with the guidance contained within this SPD.

The proposed use - As the development would provide a much needed facility for older people within the area, and the tower block would be staying in residential use (albeit extra care apartments with associated community facilities), it is considered that the use proposed would not have any adverse impact on residential amenity within the area. The use of the tower block for extra care apartments will complement both the owner-occupied apartments in the former Grisedale Court and the older council housing tower blocks nearby that are still occupied. Charlestown Ward has the highest percentage of older people in the north of the city and has high levels of deprivation. This scheme will provide an attractive development for older people to live in, will provide a mix of tenure that will give local residents a choice, and will make the best use of the existing housing stock. Within half a mile of the application site are 2 Council buildings that are used for a residential/respite facility (with day care centre) and a luncheon club. The ancillary communities proposed at the application site at ground floor level would re-provide both these facilities. Whitebeck Court will cater for many tastes and interests in the personalised services and communal facilities it will provide, whilst at the same time offering a safe and supportive environment. On balance, the proposal for extra care apartments at the site is considered to be acceptable.

The impact of the scheme on regeneration in the area - The area surrounding Whitebeck Court is seen as a priority for regeneration for the City Council. The tower block is currently vacant and so the redevelopment of the block for a much needed use, along with the upgrading of the building's appearance due to the external alterations proposed, is welcomed. It is considered that the re-use of a vacant building will complement the regeneration of the former Grisedale Court tower block adjacent and will be beneficial in terms of regeneration in the wider Charlestown area.

The elevational alterations proposed and the new extension - The proposed works to the existing building are considered to be acceptable as they would bring a vacant building back into use and would transform the elevational appearance of the existing tower block to give it a more high quality and attractive appearance. The part roof top extension is also considered to be acceptable as it would not detract from the good appearance of the re-elevated tower block and would not adversely affect visual amenity within the area. In terms of the new ground floor extension proposed, this is considered to be of an acceptable appearance and would be built in materials to match those to be used to upgrade the existing tower block elevations. On balance, the re-design of the tower block and the part roof-top and ground floor extensions are considered to be acceptable in terms of their design and their effect on visual amenity.

Loss of open space - As part of the proposed works, part of the grass area at the base of the tower block would be enclosed. This area, that would measure 2600 sq. m (0.26ha) in area, would allow space for the new ground floor extension and the external private amenity space. As there is a large amount of open space in the area (surrounding the numerous tower blocks and beyond), it is not considered that the loss of some of the grassland at the base of the tower block would have an adverse effect on visual or residential amenity within the area. The internal and external facilities that would be provided within the enclosed area would be of great benefit to the development as it would allow the future occupiers of the extra care apartments convenient access to many useful facilities and private amenity space on site. Although these facilities are seen as being of advantage to the development, it should be noted that even if the grass area was not enclosed and the internal and external facilities were not implemented, the conversion of the existing tower block into extra care apartments only would still be viable as it would provide a specific supported housing use in an area of the city that needs it. In order to justify the enclosure of the open space, a PPG17 statement is being prepared by the applicant and the results of this assessment will be reported to Committee. It should also be noted that the Local Planning Authority has recently carried out an open space audit for this part of the city and although the findings of this have not been formally published, the local standards endorsed at the February 2009 meeting of the Communities and Neighbourhoods Overview and Scrutiny Committee demonstrate that there is a small quantitative surplus of amenity open space in the north area of the city. On balance, it is considered that the loss of a relatively small amount of grassland at the base of the towerblock is acceptable, given both the advantages of the enclosure of this area to the extra care apartments scheme and also the fact that there is a great deal of open space in the immediate area and in other nearby parts of north Manchester.

The closure of the public footpath - As part of the proposal, a public footpath is due to be closed. As there are currently 2 footpaths leading from the south east corner of the tower block on Moorway Drive to Broadmoss Drive, in slightly different directions, it is considered that the closure of one of them would not be problematic and would not have any adverse effect on pedestrian permeability through the area. As stated above the footpath that would be closed would be the one that currently runs directly through the external grass area proposed to be enclosed. The footpath that would remain open would be the one that currently runs direct south from Moorway Drive, albeit on a slightly diverted route, so that it would follow the eastern boundary of the fenced off area.

Traffic and Highways - 34 no. car parking spaces are proposed at the development which is 3 more spaces than the building has currently. Also, space externally for cycle parking is proposed.

Security - A Crime Impact Statement has been produced for the scheme and the Police requested a few minor amendments to the submitted plans which the applicant has now addressed. A condition will be attached to the approval stating that the development should achieve full Secured by Design accreditation.

Boundary treatment - The boundary treatment proposed is acceptable as it is considered that it would be of an appropriate design as it would complement the

new proposed building, would be of an acceptable height (2.1m) and would not adversely affect visual amenity within the area.

Sustainability - Although the proposal relates to the conversion of an existing building rather than a new build development, the scheme has been formulated to incorporate measures designed to achieve a Code for Sustainable Homes Level 3 standard. These measures include improved thermal and sound insulation, low energy lighting, water saving sanitary equipment, renewable energy technology, and the new ground floor extension will have a green roof which would help reduce surface water run-off.

Village Green - A request has been made to delay determination of the application until after determination of a claim for village green status. The land claimed as a village green is open space and the issues around enclosure of that open space are addressed above. The principle of development can be determined on the basis of the current status of the land which is that it is not currently a village green.

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)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation MINDED TO APPROVE subject to the submission of a satisfactory PPG17 justification statement for the loss of the open space

Approve in the light of policies DP2 and DP7 of the regional spatial strategy and policies H1.5, H2.1, H2.2, H2.7, E3.5, T2.4, T2.6, T3.1, DC7.1, DC9.1, DC2, L1.2 and DC22 of the Unitary Development Plan for the City of Manchester on the basis that the development would provide good quality supported housing with ancillary facilities, would contribute to regeneration in the area, would have adequate car and cycle parking and would be fully accessible.

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 and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings

2876/1/01

2876/2/02

2876/3/01

all stamped as received by the Local Planning Authority on 2 February 2009

2876/1/02 A

2876/2/01 A

2876/5/01 A

all stamped as received by the Local Planning Authority on 25 February 2009

The submitted waste management strategy, stamped as received by the Local Planning Authority on 2 February 2009

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies T2.4 and T2.6 of the Unitary Development Plan for the City of Manchester.

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

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

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

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

5) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. For the avoidance of doubt, the lighting must be designed and installed to not produce glare into resident's windows. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in Planning Policy Statement 1 and Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

6) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, 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 of the Unitary Development Plan for the City of Manchester.

7) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external 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, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

9) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Before development commences, the proposed hours of opening for each of the communal/commercial units within the ground floor of the development must be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and 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: 088911/VO/2009/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 held by the Planning Division.

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

North Manchester Regeneration Team
Greater Manchester Police
Special Needs & Supported Housing
Engineering Services
Environmental Health
Contaminated Land Section

187 Victoria Avenue East, Manchester, M9 7HW
189 Victoria Avenue East, Manchester, M9 7HW
191 Victoria Avenue East, Manchester, M9 7HW
193 Victoria Avenue East, Manchester, M9 7HW
195 Victoria Avenue East, Manchester, M9 7HW
197 Victoria Avenue East, Manchester, M9 7HW
199 Victoria Avenue East, Manchester, M9 7HW
201 Victoria Avenue East, Manchester, M9 7HW
203 Victoria Avenue East, Manchester, M9 7HW
205 Victoria Avenue East, Manchester, M9 7HW
207 Victoria Avenue East, Manchester, M9 7HW
209 Victoria Avenue East, Manchester, M9 7HW
211 Victoria Avenue East, Manchester, M9 7HW

Occupiers of Freshfields apartments, Spindletree Avenue, Manchester, M9 7HQ

Occupiers of Kentmere Court, Moorway Drive, Manchester, M9 7HU

Occupiers of Cartmel Court, Moorway Drive, Manchester, M9 7HT

Occupiers of Whitebeck Court, Moorway Drive, Manchester, M9 7HR

Occupiers of Rusland Court, Broadmoss Drive, Manchester, M9 7HG

Occupiers of Somerton Court, Broadmoss Drive, Manchester, M9 7HS

Manchester City Council, Broadmoss Resource Centre, 2 Broadmoss Drive, Manchester, M9 7HP

Representations were received from the following third parties:

North Manchester Regeneration Team
Special Needs & Supported Housing
Environmental Health

Contaminated Land Section
Greater Manchester Police

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : c.parry@manchester.gov.uk