

Application Number	Date of Appln	Committee Date	Ward
077757/FO/2005/S2	30th May 2008	18th Dec 2008	Didsbury West Ward

Proposal Erection of new building 10.3 metres high at the ridge to accommodate 3 indoor tennis courts with associated landscaping following demolition of existing indoor court building

Location Northern Lawn Tennis Club, Palatine Road, Didsbury, Manchester, M20 3YA

Applicant The Northern Lawn Tennis Club, Palatine Road , West Didsbury, Manchester, M20 3YA

Agent Ludlam Associates The Bank, 99 Palatine Road, Didsbury, Manchester, M20 3JQ

Description

The application site is at the Northern Lawn Tennis Club, which is located at the junction of Palatine Road and Lapwing Lane in a predominantly residential area of West Didsbury. The site lies within the Blackburn Park Conservation Area which was designated in December 1979.

The proposed development would see the demolition of an existing red brick building which is covered in ivy and stands to the south west of the Northern Lawn Tennis Club site, housing one indoor double tennis court and some changing facilities.

The properties nearest to the development lie on Parkfield Road South, Blackburn Gardens and Elm Road.

The existing building on site measures 11.5m high to the ridge (9.6m to eaves). The footprint measures 17.9m depth by 43.6m width (780.44m²), the gable of 5a Parkfield Road South is c. 1.7m from the existing building.

The proposed building would measure 10.3m high to the ridge, the footprint of the building would be larger than the existing building measuring 40.4m depth by 47.5m width (1,919m²), bringing the building to within 5m of the boundary with properties to the north side of Elm Road and within 7.75m with the shared boundary with properties on Blackburn Gardens to the north east.

The proposed three court building would be constructed using red brindled clay facing bricks, with green metal cladding, translucent cladding panels used at the gable apex and a sedum type green roof system.

The main entrance into the proposed building would be off the existing service/access area. However the proposal is to gate the existing vehicular entrance from Parkfield Road South, allowing only access for emergency vehicles, making the access for the users of the facilities from the main club building accessed off Palatine Road.

This application has been revised and reconsulted upon following a number of changes. Namely, in this instance, a reduction in the height of the building by 1m (building sunk 1m into the ground), a movement from the shared boundary with 5a Parkfield Road South by 0.5m, alterations to the landscaping scheme and a more meaningful Community Use Agreement drawn up in conjunction with the Leisure Department (previous Community Use Agreement drawn up in conjunction with Tennis Development Officer in isolation of other Leisure Department input).

There is also an application 077756/CC/2005/S2 for CONSERVATION AREA CONSENT for the demolition of the existing indoor court building to facilitate the erection of new building 10.3 metres high at the ridge to accommodate 3 indoor tennis courts with associated landscaping.

No issues have been raised with regards to the loss of the existing building in terms of its contribution to the character of the Conservation Area. However, no Conservation Area Consent has been granted since the submission on 1st February 2006 as there has been no permission in place to secure the redevelopment of the site.

Were committee minded to approve this application, the Head of Planning could exercise his delegated powers to allow the demolition of the building. A condition would be appended to any such approval ensuring that the demolition was tied to the redevelopment of the site.

Consultations

The planning application has been advertised as affecting the Blackburn Park Conservation Area. Site notices have been displayed.

Local Residents -

85 Objections were received from 80 different addresses

Objections are on the grounds that the development proposed:

- Constitutes overdevelopment of the site, larger footprint
- Is inappropriate with regards to the character of the Conservation Area e.g. Industrial style building
- Does not have a meaningful Community Use Agreement
- Is not required, lack of justification, existing facilities under-utilised
- Would be overbearing to neighbouring properties e.g. 5a Parkfield Road South
- Sedum roof does not make sense, funding may mean it is left out of the scheme
- Loss of mature leylandii trees
- Loss of outlook
- Creation of precedent
- Reduced sense of openness
- Loss of habitat for nesting birds and bats (presently in ivy on existing building)
- Increase in traffic generation

- Concerns expressed that the Northern cannot enter into a Section 106 (have been adequately rebutted by the submission of a letter from Chairman of the Northern Lawn Tennis Club dated November 10 2008)
- Impact on house value (not a material planning consideration)

Objections have also been received having regard to the granting of consent for a development in 1995 (048071/FO/SOUTH1/95 - Two storey extension to existing club house, single storey building to form two indoor courts with a link corridor, first floor extension to squash courts and additional car parking) where a landscaping scheme was initially unsuccessful and a Community Use Agreement was not detailed enough to tie the club into meaningful Community Use provision. This has led to uncertainty about the current proposals.

A letter from an independent fire safety consultant secured by local residents. Whilst the residents acknowledge that such issues are normally subject to the Building Regulation process we have asked Greater Manchester Fire Service to comment on the application. We anticipate that we will receive their representations as late representations to Planning and Highways Committee and will provide all details of the objection.

26 Letters of Support were received from 24 different addresses

Support on the grounds that the development proposed:

- Will be beneficial to sports provision and health of for young persons in South Manchester
- Supporting tennis
- Is ecologically "cutting edge"
- Replaces eyesore of old court in Conservation Area

33 Statements of Support were signed and submitted, however, they did not have full postal addresses.

Councillor Mark Clayton made representations on the 17th July 2008 stating that:

"Obviously this application is to replace an existing large and frankly unpleasant indoor court built around 35 years ago prior to the creation of the Blackburn Park Conservation Area. Its appearance has mellowed slightly by growth of ivy, but it is still very stark.

Normally one would not contemplate the construction of even the existing court on a Conservation Area, but in this case we have to consider whether the proposal would improve matters by replacing a poor building with a slightly less poor one.

The proposal is only marginally altered from the previous plans. It was pleasing to note that the club had heeded my suggestion of constructing the new courts partially underground. Unfortunately the club has only sunk the courts merely one metre underground, which although it does reduce the above ground volume by nearly 2,000 cubic metres, is still more than 50% more than the original at nearly 12,000 cubic metres – an increase roughly equivalent to a block of over twenty flats.

As can be seen from the attached spreadsheet, (not attached) prepared once hard copy drawings were available, the building would need to have 3.33m underground before it was smaller than the existing building, and even allowing for modern construction and the reduction in ridge height, my opinion is that it would need to be depressed by at least 2m before it could possibly be thought acceptable.

As proposed the building remains too large and overbearing in relation to its neighbours (especially 5a Parkfield Road South), out of keeping with conservation area and represents substantial over development.

There has to be question marks over the sustainability of the landscaping, particularly as landscaping on a previous large double court elsewhere on the site is so clearly just not working. I certainly think the committee should see the previous courts in context before considering this application – i.e. a site visit.

The proposed s.106 agreement appears to offer little to the immediate community who will suffer loss of amenity as a result. Indeed I understand that many of the community beneficiaries of the previous double court now use the facilities in Eastlands because they are nearer to them and not all the court time available is even taken up.

I trust therefore that you will recommend refusal of this application to the committee.

The NLTC need to make substantial concession (at least another metre down) in relation to the amount of building to be accommodated undergrounds before it should be seriously considered.”

Didsbury Civic Society have been in attendance at a number of meetings between the local residents and the local planning authority. Their last comments were received on the 14 July 2008 prior to the submission of further information.

At that time their comments were that:

1. “It should be possible to drop the building a further metre into the ground
2. It is essential that the landscaping part of the plan be examined closely and that any landscaping is seen as an integral component of the plan with attendant conditions of suitable enforcement measures if approval is to be given
3. The 106 agreement is obviously a primary ingredient of this proposal and as such needs to be detailed and thorough. The NLTC has carried out no research to validate their argument that this facility is needed by the community which we would regard as necessary before they could claim there is an ongoing need for it. Furthermore we would want to see details of how they intend to promote awareness of their schemes in schools, etc.

We hope these issues could be resolved with the NLTC before we meet again prior to making our representation.”

West Didsbury Residents Association have also attended meetings between local residents and the local planning authority. Their last comments were received on the 4 August 2008 prior to the submission of further information.

At that time their comments were that:

“Impact on Neighbour Amenity – Whilst the above-ground volume of this indoor court is smaller than the one previously submitted, the proposed building is still far too large and of unsuitable design; indeed, many of our members have likened it to a huge aircraft hangar. Given its size and stark, dominating appearance, it would seriously compromise the visual amenity of neighbouring residents, particularly those living at 5a Parkfield Road South.

Impact on Conservation Area – The existing court was built many years ago, before the area was given conservation status, and is clearly unworthy of Blackburn Park; for any replacement building to be acceptable, it must surely reflect the area’s conservation status or, at least, represent an improvement. A building of this nature, which is totally out of keeping with its surrounding in terms of design, size and materials, would, in our view, have a detrimental effect on the character of the Conservation Area.

Section 106 agreement – There is no evidence to suggest a need for the coaching facilities offered under the proposed agreement; even if there were, these would hardly provide neighbouring residents with adequate compensation for the loss of amenity resulting from the development.

A smaller, more sympathetic development would probably be acceptable. The applicants could perhaps be persuaded to revise their proposal further; if not, we would strongly urge you to recommend this application for refusal.”

Blackburn Park Conservation Society have retained David Manley QC, who has submitted a 47 page letter of objection. In summary his concerns relate to issues already referred to above, individual residential amenity issues on a property specific basis and expressing concern about the legitimacy of any permission granted in the circumstances which he maintains involve there being little difference materially between the current proposal and previous incarnations. Of paramount concern to Blackburn Park Conservation Society is the demonstration of the need for the Community Use Agreement, which they do not believe has been provided by Leisure Services. Without this evidence they believe that the permission would be legally flawed and could be the subject of a High Court application to quash any consent.

Ballbrook Conservation Area Group “Firstly I would like to commend the positive steps that have been made by the planners and applicants in refining this application since its inception. However whilst an attempt has been made to hide this building the fact remains that the proposed structure is significantly larger than the structure already in place and this constitutes the main objection. The conservation group agrees that the existing building is of no benefit or significance to the area and there are no objections to its demolition and replacement with an environmentally sound building of similar proportions. The vast proposed building is as the application states to attract new members to

the club and is therefore a commercial exercise which has had scant regard for impact on the area or neighbours....”

Manchester Conservation Area and Historic Buildings Panel considered the unrevised larger version of this scheme at their meeting on Tuesday 13 March 2007. The minutes state that, “The Panel offered no strong views or objections to the proposals and generally supported the ‘greening’ of the proposed large building. The Panel suggested that the impact could be further reduced by breaking up the large panels on elevation into a series of smaller units between piers together with a general ‘softening’ of the angular expression. The Panel expressed concern regarding the large translucent panels to the building and the problems this may cause to neighbours with light shedding outwards from within the building at night. The Panel also felt that a key to the success or otherwise of this proposal would be the quality of the planting specification and the technical solution to the ‘greening’ of the building.”

Landscape Practice have been working with the local planning authority and liaising with local residents, having regard to landscaping statements prepared by local residents (Vinsun Landscape prepared August 26 2008), to secure a feasible solution to landscaping of the building. (See later in report)

Sport England state that the “new facility represents a significant investment in sport in a facility which will allow more intensive use throughout the year and where the Lawn Tennis Association have identified a strategic demand for such a facility. The new facility will also allow the club to both retain and attract new members and help sustain the long term viability of the tennis club. Consequently, given the significant benefits to Sport which will arise from the proposal, Sport England supports the application.”

This support is conditional on the ground that the Community Use Agreement should be agreed and in place prior to the commencement of development.

Arboricultural Officer visited the site and confirmed that tree works were acceptable and that a condition ought to be imposed with regard to working to British Standard 3998 Recommendations for Tree Works.

Environmental Health requested that conditions be placed on any permission that controlled external lighting, acoustic insulation and the installation of any externally mounted ancillary equipment to protect the residential amenity of any surrounding property.

Greater Manchester Police Architectural Liaison had no comments to make on this occasion.

Issues

Policy

With regards to advice contained within Planning Policy Guidance Note 15, the proposal should be considered on the basis of whether it maintains or enhances the character and appearance of the Blackburn Park Conservation Area, as designated in December 1979.

Policy DC18.1 of the Unitary Development Plan for Manchester states that the Council will give particularly careful consideration to development proposals within Conservation Areas, specifically stating that:

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Demolition is not normally encouraged and when considering applications for demolition the main issue is the preserving or enhancing of the character and appearance of the area in question and the wider effects of the demolition on the buildings surroundings and on the Conservation Area as a whole. When demolition is being considered the new development of the site is also important and should be of at least comparable quality to that which was therefore before.

The local planning authority have had regard to the documentation submitted with both the Planning Application and the Conservation Area Consent, responses from consultees and residents and have conducted a site inspection.

It is considered that the development proposed would enhance the appearance of the Conservation Area, having regard to the condition of the current building on site, which at best makes a neutral contribute to the character of the conservation area and having regard to the design, scale, mass and materials to be used in the proposed scheme.

Residential Amenity

As stated in the objections received, concerns have been expressed with regards to the impact of the proposed development upon residential amenity.

Policy H2.2 of the Unitary Development Plan for Manchester states that the Council will not allow development, which will have an unacceptable impact upon residential areas. Issues to be considered include the scale and appearance of the development.

It is considered that the development would represent an improvement over the presence of the existing building to most residents, the proposed building having a lower green roof (albeit over a larger footprint) with landscaping in place to screen the building, subject to appropriate and enforceable conditions.

It is not considered that the facility would lead to a perceptible increase in traffic, users of the building using the existing access at the corner of Palatine Road and Lapwing Lane, where an ample car parking facility exists.

Landscaping

Green Roof

The proposal involves the installation of a green roof to the whole of the building to reduce the perceived scale and mass of the building and make the building appropriate within the context of the Blackburn Park Conservation Area.

The Landscape Architect wholly supports the principle of the green roof, subject to a bespoke condition that the development accords with FFL standards (Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau). These are standards set out in Germany, where this approach to large scale green roof treatment has had success.

Some concern has been expressed by residents in relation to the loss of habitat for bats and nesting birds, which currently use the ivy covering the existing building, however, those species that exist at present can be protected by condition. The green roof proposed will offer an alternative habitat opportunity for wildlife.

Trees

With regards to the native tree planting proposed, the applicant has taken on board the suggestion that whilst native tree planting is usually desirable, in this instance medium size trees with intervening evergreen species would be more appropriate with regards to screening the building. Consideration has been given to the fact that the current building is entirely screened from properties on Elm Road by an existing bund of evergreen trees measuring some 16m in height.

Through the process of assessing the landscaping scheme it became apparent that insufficient space was available for landscaping to mature to the shared boundary with 5a Parkfield Road South and properties to the north of Elm Road.

However, a fire escape and landscaped pathway that was to run around the building have been relocated and removed to enable landscaping sufficient space to mature. Revised plans have been received to this effect. A condition is attached to this permission that ensures the altered fire escapes will be fully accessible in line with DfA2.

Enforcement

With regards to comments received from residents about landscaping to the building approved in 1995, the applicant has agreed as part of this application to the imposition of a Grampian Condition that would see the introduction of planting boxes to successfully complete the screening of the 1995 building. Agreed in a letter dated 24 July 2008 from the applicant's agent.

Community Use

A great deal of work has been undertaken to agree the Community Use Agreement between the Northern Lawn Tennis Club and Leisure services, culminating with a letter of support from the Head of Leisure dated 4th November stating that:

"Manchester Leisure have a long and well established partnership with the Northern over the past eight years since phase 1 development. This is a good example of how a traditional sports club and local authority can work together. Not only have the club an excellent track record in tennis development and performance. They have ensured an open door policy with regards to community use. An excellent example of this is the partnership with Manchester City Tennis Club, based in Wythenshawe Park.

The Northern is part of our five year tennis strategy for Manchester Leisure. The club have been targeted as one of two key performance centres for the City. The club's success in producing junior players, up to international standard, has been recognised by the LTA with Performance Accreditation.

Finally, due to ongoing success achieved since phase one, in order to provide more playing, coaching and competitive opportunities for both the growing membership and the local community / school links, it is essential that the club provides more all year round facilities. As one of the premier tennis clubs in the country, it is vitally important for both the City of Manchester and the club, that the Northern stays in the forefront of British Tennis."

This agreement would be secured through a Section 106 agreement.

Need

Queries had been raised by residents about the need for three indoor courts, and the suitability of the size of those courts with regards to Lawn Tennis Association standards. Notwithstanding the comments above from Leisure, we have also received two letters from the Lawn Tennis Association dated 22nd October 2008 and 11th November 2005 (when the application was originally submitted) stating that the "layout will allow the courts to fit within the proposed footprint and provide a court dedicated to junior play" which "would meet the Lawn Tennis Association size criteria with regard to the footprint of the building"

and that “ if the project was to be reduced to 2 indoor courts then the project would have to be approved by the Lawn Tennis Association Funding Committee, and could prove difficult to achieve the approval criteria.”

The number of courts being applied for therefore seems justified in the eyes of the Leisure Service, the Lawn Tennis Association and is supported by Sports England.

The residents have furnished this department with a letter from the Lawn Tennis Association dated 21 November 2008 that states they would “not be able to make a funding commitment to either of the proposed projects (a two court scheme / a three court scheme) at this time as we have not had a formal funding application.”

Policy L1.1 of the Unitary Development Plan for Manchester states that, the Council will work with the private sector, Central Government and other institutions to facilitate the provision of a range of high quality multi-purpose indoor sporting facilities, which meet the needs of all people in the City, including some facilities of international standard. These should be located to provide a distribution which is accessible by public transport to all the communities of Manchester.

It is considered that the approval of this application would meet the terms of adopted policy.

Conclusion

A recommendation of Minded to Approve is therefore made subject to appropriate conditions and the signing of a Section 106 agreement committing the Northern Lawn Tennis Club to a Community Use Agreement that will meaningfully provide Community Use for residents of Manchester City.

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 signing of a Section 106 agreement that would secure Community Use for

residents of Manchester City.

Conditions and/or Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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:

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. 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.

4. No development shall commence until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition, all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall include seeding with a Native British Wildflower Flora mix appropriate to the soil and climate of the site.

Reason - In the interests of amenity and of the environment of the development, and in order to ensure compliance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or

diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - In the interests of amenity and of the environment of the development and in order to ensure compliance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

6. No development, including site works of any description, shall commence on the site (and before any equipment, machinery or materials are brought onto the site) until all the existing trees or hedges to be retained on the site have been protected by a fence, to be approved in writing by the Local Planning Authority, erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. This fencing shall be maintained until all equipment, machinery, surplus materials and soil have been removed from the site. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason - To ensure the retention and maintenance of trees and vegetation which is an important feature of the area, to ensure compliance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

7. In this condition "retained tree means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (i) and (ii) below shall have effect until the expiration of five years from the date of the occupation of the building for its permitted use.
- i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS3998 Tree Work).
 - ii) If any retained tree is removed, uprooted or destroyed or dies, replacement tree shall be planted at the same place, or as agreed with the local planning authority, and the trees shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
 - iii) Prior to the commencement of any demolition or construction operations on site (including operations associated with the

provision of approved drainage details) an arboriculture method statement that accords with the principles and recommendations within BS 5837(2005):'Trees in relation to construction Recommendations" and current best arboricultural practice shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall detail the methods relevant and necessary to ensure the protection, retention and long-term health of the retained trees. To ensure the efficacy of the arboricultural method statement, details relating to on-site supervision and monitoring of tree protection methods shall also be included.

The approved scheme shall be implemented on site prior to the commencement of works and retained for the duration of the works.

Reason - In the interests of amenities and of the environment of the development.

8. Notwithstanding the approved plans, full details of the Green Roof to be installed shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the Green Roof is successful, safeguarding the amenities of the area.

9. No development shall commence until there has been submitted to, agreed and approved in writing by the Local Planning Authority a scheme to augment the existing landscaping for the existing building on site, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities.

Reason - In the interests of amenity and of the environment of the development, and in order to ensure compliance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

10. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason – To safeguard the amenities of the occupiers of nearby properties.

11. 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 site/property.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to

achieve a noise level of 5Db below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason – To safeguard the amenities of the occupiers of nearby residential accommodation.

12. No works which are audible at the site boundary relating to the construction of the development hereby approved, including works of demolition and site clearance shall take place except between the hours of 7.30 to 19:30 Monday to Friday and 08:00 to 16:30 on Saturdays. No construction (including demolition works) shall be carried out on Sundays or recognised public holidays unless otherwise agreed in writing by the local planning authority.

Reason - To protect the amenities of the occupiers of nearby properties during the demolition and construction period.

13. No part of the development hereby granted permission shall be commenced unless and until a survey of the site in a form and carried out by a person previously approved in writing by the local planning authority has been carried out and demonstrates to the local planning authorities written satisfaction that no protected species inhabit the site. Should the survey reveal the presence of any protected species, a scheme for the protection of their habitat or the provision of alternative habitat, 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. Details submitted shall also provide for the protection of nesting birds.

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.

14. Before the development hereby permitted is commenced a scheme showing the provision to be made for disabled people to gain access to the building; and including route widths, levels and gradients, shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the development hereby permitted is 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 Policies and The Guide to Development in Manchester.

15. The details of an emergency telephone contact number for the site contractor shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

16. The wheels of construction contractor's 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.

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: 077757/FO/2005/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Manchester Leisure
Environment & Operations (Trees)
Network Rail
Greater Manchester Police
Blackburn Park Conservation Society
Chief Executive's Landscape Practice Group
Head of Environmental Health
Sport England (NW Region)
West Didsbury Residents' Association, 1 Old Lansdowne Road, West Didsbury, Manchester, M20 2PB
Didsbury Civic Society, 2 Willowbank Court, 570 Parrs Wood Road, Didsbury, Manchester, M20 5QT

Sandford, 320, 322, 326, 330 Lapwing Lane, Didsbury, Manchester, M20 6UW

1, 2, 7, 12 Linden Road, Didsbury, Manchester, M20 6XB

5, 6, 9, 29, 35, 41 Pine Road, Didsbury, Manchester, M20 6UY

The Coach House, Parkfield Lodge, Flat 1-9, 7, Flat 8, 12, Elmwood Lodge, Landsmere Rear Of 1, Garden Flat 1 and 2, 3, 4a, 5, 5 (Flat 1 and 3) 5a, 6, 7, 7a, 7a (Flat 1), 12, Parkfield House 13, 17, 18, 22, Flat 3 23, 24, 25, 29, 31, 33, 35 Parkfield Road South, Didsbury, Manchester, M20 6DD

Flat 2, 3, 5 Stonecroft, 2, 6, 7, 14, 16, 18, 19, 21, 21a, 23, 25, 27, 27a, 29, 31, 33 Elm Road, Didsbury, Manchester, M20 6XD

119, 119a-119c, Clear Presentations Ltd, 121, The Rossett, Flat 1 - 14, 123, Brooklawn, Flat 1 - 16, 131, Doctors Surgery, 135, 137 Palatine Road, Didsbury, Manchester, M20 3YA

4 – 15 Trafalgar Place Palatine Road, Didsbury, Manchester, M20 3TF

1 – 29 Blackburn Gardens Palatine Road, Didsbury, Manchester, M20 3YH

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8 Annerley Road, Didsbury, Manchester, M20 2DJ

5 Fairfax Avenue, Didsbury, Manchester, M20 6AJ

2 Field Place, Off Crossway, Didsbury, Manchester, M20 6TF

29 Rathen Road, Withington, Manchester, M20 4QJ

2 St Aldwyns Road, Didsbury, Manchester, M20 3JF

17 Chapel Road, Northenden, Manchester, M22 4JN

41 Queenston, Didsbury, M20 2NX

24 Old Lansdowne Road, Manchester, M20 2NU

287 Yew Tree Road, Withington, Manchester, M20 3FP

6 Oakfield Road, Manchester, M20 6XA

32 Sandleigh Ave, Didsbury, Manchester, M20 3LW

7 Wolseley Place, Didsbury, Manchester, M20 3LR

54 Cundiff Road, Chorlton, Manchester, M21 8FW

17 Chapel Road, Northenden, Manchester, M22 4JN

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23 Holme Road, Didsbury, Manchester, M20 2UP

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14 Brighton Ave, Reddish, Stockport, SK5 6LS

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