

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131433/LO/2021

Date registered valid: 13 September 2021

Proposal: LISTED BUILDING CONSENT relating to internal and external repair and refurbishment, including roof and wall repairs and window replacement, in conjunction with a continued community use

Address: Slade Lane Day Nursery , Slade Lane, Manchester, M13 0QJ

Ward(s): Longsight Ward

Applicant: Mr Ali Mahmood Myriad Foundation Slade Lane Day Nursery , Slade Lane, Manchester, M13 0QJ

Agent (if any): Ms Marzita Abdul Rahman Studio 34 34 Sefton Road, Sale, M33 7FH

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 3 March 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 16 September 2021 Expired: 7 October 2021

Neighbour notifications

Printed: 16 September 2021 Expired: 7 October 2021

Site notice

Posted: Expired:

Press advert

Published: 21 September 2021 Expired: 12 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is the Grade II Listed Building formerly occupied by the Slade Lane Day Nursery premises. The building is listed as a small villa, probably formerly a vicarage and is two storey's in height set within its own grounds.

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The application site sits in a relatively secluded site with the main Manchester - Stockport rail line to the immediate east at an elevated level crossing the A6 main trunk road beneath; Slade Lane to the west; residential properties beyond and to the south; and, a landscaped area beyond the application sites boundary walls to the north.

Description of development

Consent is sought for internal and external repair and refurbishment works, including roof and wall repairs and window replacement.

In relation to the proposed works to the exterior, it is proposed to repair any cracked bricks, re-point the brickwork, and undertake repairs to the damp proof course.

Works to the roof include the renewal of all lead flashing around the valleys and gutters, with existing slates to be removed and where necessary replaced with slates to match existing . Any timbers with rot would be replaced where necessary .The scheme includes the renewal of the flat roof coverings and fascia boards to the 20th Century non-original flat roofed extension. The existing decorative fascia boards would be retained, with any damage repaired, and replicated to match the existing detail, and painted to match existing. Painted timber finials to match existing to the apex of the fascia boards would be reinstated .

All damaged rain water goods would be replaced where necessary . Valley boxes are lead and where necessary would be replaced to match existing.

It is proposed to replace the existing timber single glazing 20th century non original windows at the rear and side windows with double glazed units., and replace the rotten lintels above these windows.

At ground floor level two internal walls would be removed ,and replaced with a moveable sliding partition. Two section of partition wall to room 3 would also be removed, and a serving hatch created in a further wall, with a further internal wall removed at first floor level.

There are no original internal doors or door frames within the building . It is proposed to repair or replace the existing internal doors where required.

Existing ceilings within main building (some of which are plasterboard) would be repaired where necessary. The ceiling in the non original 20th Century extension has failed and would be replaced. The existing kitchen units which are non original would be replaced., and a new extract fan would be installed. All new cabling would be pulled through existing routes and run within voids already in place.

An accessible toilet would be provided.

Consultations & Notification Responses

Local residents and local businesses – No comments received.

Ward Councillors - an email has been received from Councillor Richards advising that she would prefer is to see this building in use and supporting the community but also acknowledges there will be local residents keen to maintain the heritage aspects of the building

Network Rail - have no comments to make.

Local Lead Flood Authority – recommend approval without conditions ,but request the following informative is considered :-

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Environmental Health – have requested a condition relating to the submission of a construction management plan.

Design for Security – advise that if any new external fittings are to be installed (i.e. shutters, windows or doors)then they should be certified to Secured by Design standards.

Highways Services – have advised that the details provided are limited.

An existing vehicle access is provided from Slade Lane and it appears that this arrangement is being maintained.

It would appear that on-site parking is being formalised with three bays provided of which one is an accessible bay. Whilst the parking layout is acceptable in principle, due to a lack of further information provided, we are unable to comment on whether this amount of parking is sufficient for the site's intended purpose.

Whilst the provision of on-site cycle parking is supported, it is recommended that this is sheltered.

With regard to pedestrian access, it would appear that an existing ramped access is provided to the building. If further comments are required from Highways in this regard then further details should be provided.

They are not aware of any waste management details being submitted for this development so they are unable to comment on the adequacy of any waste storage or collection proposals. No conditions are recommended .

Updated comments 08.11.2021 -

The parking provision is acceptable to them with the introduction of a formalised car parking arrangement (including disabled bay provision) and secure and sheltered cycle storage facilities.

An on-site waste storage area is now identified, and they assume that collections will take place from Slade Lane which is acceptable from a highway perspective.

In summary, Highways can now support this application.

GMEU – 25.11.2021

Have advised that Bats and their roosts, even when unoccupied, are protected by UK legislation (Wildlife & Countryside Act 1981 and the Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019). Government Guidance (Defra Circular 06/2005) indicates that surveys should not be left to conditions, but that surveys should only be requested where there is a reasonable likelihood of protected species being found.

The current property supports a listed building, which is of a traditional construction with slate roof coverings, ridge tiles, chimneys with lead flashing. The Site may also support a roof void. Given the structure, age and reported condition of the property this building could accommodate roosting bats.

The site is within a densely urban location, but backs onto the railway line runs north south towards Manchester Piccadilly. Open areas also occur in small patches in the surrounding area. The foraging and commuting is considered moderate in this location.

According to their records (Greater Manchester Local Records Centre) there are 12 bat roosts within 2km of the site, with two roosts being located within 250m of the application site.

Therefore, given the building's construction, its location and the presence of roosting bats within very close proximity (< 250m) it is their opinion that there is a reasonable likelihood that bats may be present and a bat survey should be submitted prior to the determination of any planning submission.

They further advise that a preliminary bat roost survey can be undertaken at any time of the year and may – in certain circumstances – depending on the results allow for a planning application submission over the winter months. However, if low potential or higher is recorded then activity surveys should be undertaken during the bat active season (April – August inclusive) and be submitted with the planning application.

If bats are found to be present any planning submission should include details of proposed mitigation and whether a Natural England European Protected Species Licence will be required. The NPPF (2021 para 174d and 175) and the recently announced Environment Bill (October 2019) guide decision takers to achieve biodiversity enhancement via the planning system. They

recommend that any submission includes enhancement measures commensurate with the features in the locality.

Updated comments following Bat scoping report submission 15.02.2022

The Survey appears to have used reasonable effort to assess the structure both internally and externally for the presence of bats. It also made an assessment as to the likelihood that bats would use the site at other times.

- The Survey was undertaken in December 2021, which is an appropriate time to undertake a preliminary assessment. However it is the bat hibernation season and it is not appropriate to carry out activity or emergence/re-entry surveys at this time of year.
- The assessment indicates that the building supports a number of potential roost features and opportunities to access the roof void and other architectural features.
- The Survey assesses the building to support moderate roosting potential and as such recommends that 2 activity surveys are undertaken at an appropriate time of year (May – September with one survey prior to end of August).
- As indicated in our earlier response (15.11.2021 see thread below) government guidance indicates that surveys should not be left to conditions, except in exceptional circumstances. They advise that they are not aware that such circumstances exist in this case, and recommend that the application is not determined until such time as the additional surveys are provided and either suitable mitigation is presented if bats are found or compensation is designed into the proposal.

Further updated comments 17.02.2022

Recommends the attachment of the conditions detailed below

Condition 1

No development shall take place until a Reasonable Avoidance Method Statement has been submitted to and approved in writing by the LPA. The RAMS shall include the methods to identify and avoid disturbance, killing or injury to bats during the phasing of the repair, restoration and refurbishment of the building. The contents of the RAMS will include: -

- a) Details of the design and working methods
- b) Extent and location of all the proposed works shown, where necessary, on scaled plans
- c) Timetable for the implementation, demonstrating that RAMS works are aligned with the phasing of construction
- d) Persons responsible for implementing the works including identification of a licenced Ecological Clerk of Works (ECOW) and Site Project/Construction Officer
- e) Identification of which phases of works require further investigation/survey prior to commencement, which can be undertaken without further assessment and where EcOW supervision is required if no further assessment is deemed necessary

The RAMS should take into account the identification of high risk features as shown in Appendix 3 the Bat Scoping Survey (UES, December 2021).

Condition 2

Prior to any works identified under Condition 1 e) commencing further ecological surveys should be commissioned to: -

- i) Establish if there have been any changes in the presence of or ability of the site to support bats and
- ii) Identify any likely ecological impacts that might arise from the changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed new measures and a timetable for their implementation will be submitted to and approved in writing by the LPA prior to those identified works commencing.

In the notes it should be noted that the updated survey should require as a minimum 2 activity surveys conducted May – September with one prior to end of August. Should greater than 1 year elapse from the grant of approval then a full updated bat survey will be required.

Further updated comments 21.02.2022

Officers have highlighted the attached Schedule of Works, which was submitted with the application. The highlighted works should not be commenced until the additional bat activity survey work has been undertaken. They have also added notes to two work items: -

1.1 The timber beam in the cellar should not be commenced until the cellar has been inspected for potential to support bats (including during hibernation). This internal inspection can be undertaken at any time of year.

5.4 Repairs to the ceilings below roof voids should not be commenced until it is confirmed that the work would not expose or open up the roof void above them.

There is significant scope to undertake other works internally (non-highlighted sections of the Schedule of Works). However, it should be noted, given the condition of the building that bats may be unexpectedly encountered even within the 'living accommodation' of a property. The Bat Report was sufficient to discount this at the time of the survey, but bats are mobile creatures. Therefore, for any non-highlighted sections of the Schedule of Works an **informative** should be applied. Bats and their roosts – even when unoccupied – are protected at all times even when disturbance occurs as the result of an otherwise lawful activity such as a planning permission. If bats are found or suspected at any time, work should cease until advice has been sought and implemented from the licenced ecologist.

The activities highlighted and constraints identified should be strictly adhered to unless the bat consultant has expressly written to the Local Planning Authority identifying a Reasonable Avoidance Method Statement which can be supervised. If the advice of the consultants (UES) regarding surveys and the works identified has not been followed there is a risk that there could be an infringement of the legislation protecting bats (Habitats Regulations 2019).

Issues

NPPF (July 2021)

The NPPF sets out the Government's planning policies and how these are expected to be applied. At Paragraph 7 it confirms that the purpose of the planning system is to contribute to sustainable development.

At Paragraph 8, it identifies three overarching objectives to sustainable development:

- Economic: building a strong, responsive and competitive economy;
- Social: supporting strong, vibrant and healthy communities; and
- Environmental: protecting and enhancing the natural environment and built and historic environment.

Paragraph 10 confirms that a presumption in favour of sustainable development lies at the heart of the Framework.

Paragraph 11 states that for decision-making, this presumption in favour of sustainable development means "approving development proposals that accord with an up-to-date development plan without delay."

Of particular relevance to this application is Section 6 of the NPPF - Building a strong, competitive economy. Paragraph 81 sets out how;

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Section 9 of the NPPF concerns the promotion of sustainable transport. Paragraph 107 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development; the type, mix and use of development; the availability and opportunities for public transport; local car ownership levels; and the need to ensure provision for electric vehicles. Paragraph 111 states that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Section 11 of the NPPF Paragraph 119 states that planning policies and decision should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120 states that planning decisions should promote and support the development of under-utilised land and buildings.

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. In terms of decision making, the NPPF guides Local Planning Authorities to approve, where possible, proposals for sustainable developments.

Section 16 Conserving and enhancing the historic environment of the NPPF paragraphs 189 through 208 relate to Conserving and Enhancing the Historic Environment.

Paragraph 189 states these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 190 refers to the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

Paragraph 194 advises that in determining applications, the significance of any heritage assets affected, should be described by the applicant, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance

Paragraph 197 says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate,

securing its optimum viable use.

The proposed development would involve the undertaking of internal and external repairs and refurbishment, including roof and wall repairs and window replacement, in conjunction with a continued community use. The application is viewed in terms of further repair works to a Grade II listed building in community use, where works to the interior and exterior of the building have been undertaken in the past, leading to areas in the building that are 20th century non original additions, including non original extensions and internal doors and windows enabling a sustainable use of the space thereby contributing to the future maintenance and protection of the wider building in accordance with paragraph 202 of the NPPF as outlined above.

It is acknowledged that the proposed refurbishment works would result in some changes in the subdivision of the space. Although this would have some impact, it is considered that this would result in less than substantial harm, and that the harm is outweighed by bringing this space back into viable use, thereby according with paragraphs 203 and 204 of the NPPF.

Furthermore, the proposal would involve the works as set out in the submitted schedule of works including the repair any cracked bricks, re-point the brickwork, and undertake repairs to the damp proof course. Works to the roof include the renewal of all lead flashing around the valleys and gutters, with existing slates to be removed and where necessary replaced with slates to match existing. Any timbers with rot would be replaced where necessary. The scheme includes the renewal of the flat roof coverings and fascia boards to the 20th Century non-original flat roofed extension. The existing decorative fascia boards would be retained, with any damage repaired, and replicated to match the existing detail, and painted to match existing. Painted timber finials to match existing to the apex of the fascia boards would be reinstated. All damaged rain water goods would be replaced where necessary. Valley boxes are lead and where necessary would be replaced to match existing.

It is proposed to replace the existing timber single glazing 20th century non original windows at the rear and side windows with double glazed units., and replace the rotten lintels above these windows.

At ground floor level two internal walls would be removed, and replaced with a moveable sliding partition. Two section of partition wall to room 3 would also be removed, and a serving hatch created in a further wall, with a further internal wall removed at first floor level.

There are no original internal doors or door frames within the building. It is proposed to repair or replace the existing internal doors where required.

Existing ceilings within main building (some of which are plasterboard) would be repaired where necessary. The ceiling in the non original 20th Century extension has failed and would be replaced. The existing kitchen units which are non original would be replaced., and a new extract fan would be installed. All new cabling would be pulled through existing routes and run within voids already in place.

An accessible toilet would be provided.

The impact of the development to repair and refurbish the property as set out in the submitted schedule of works, accords with Paragraph 189 and 192, which states that heritage asset should be conserved in a manner appropriate to their significance. The proposal allows the re-use of redundant floorspace without causing significant harm to the character of the Grade II listed Albion Mill. Therefore, it is considered that the development makes a positive contribution to the conservation of a heritage asset.

Paragraph 185 refers to the desirability of sustaining and enhancing the significance

of heritage assets and putting them to viable uses consistent with their conservation. Therefore, this proposal accords with the policy 184 and 202 of the NPPF.

The core principles and policy guidance contained within the NPPF have been directly related to the assessment of the potential impact of the development on the heritage asset. Particular consideration has also been given to the proposed works. In assessing the proposed development it has been recognised that the application relates to an listed architecturally and historically important building within Longsight Taking these factors into consideration and for the reasons set out below it is considered that the development accords with the NPPF.

Manchester Core Strategy

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

Regard should be given policies SP1 , EC8, and C5. Of particular relevance are policies EN3 and CC9.

Policy EN3 (Heritage)

Policy EN3 states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

In this case the development is considered to accord with the principles of policy EN3 in that the proposed scheme would enable the re-use of the redundant community facility, thereby delivering significant benefits to the Listed Building overall.

Policy CC9 (Design and Heritage)

The proposed refurbishment works would bring an unused Grade II listed building back into use, and would include the removal of some non-original features. It is considered that subject to the conditions to be attached to any Listed Building approval to secure finalised details of some of the works and materials to be used , the proposed repair and refurbishment works would be appropriate to its context and the character of the area.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

Of particular relevance is policy DC19.1 relates to development affecting listed buildings. The City Council will have regard to the desirability of security the retention, restoration, maintenance and continued use of such buildings and to protect their general setting. External or internal alterations which in the opinion of the Council affect the architectural or historic character of a building will not be permitted. It is considered that the proposed external and internal repair and refurbishment works , subject to conditions relating to the specific works in detail being submitted and approved , prior to being undertaken , would enable the retention and restoration of the historic fabric of the building.

National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant section of the NPPG are as follows:

Conserving the historic environment - states that consideration is given to the decision taking in determining applications of a historic nature, in particular the weight given to viable uses that may be harmful to a Listed Building. The NPPG states that Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in paragraphs 199 - 202 of the National Planning Policy Framework.

The NPPG also provides guidance on how to assess if there is substantial harm as a result of a proposal, that is, if a proposal causes substantial harm on the significance of the heritage asset.

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in paragraphs 200 and 202 to the National Planning Policy Framework.

The NPPG also considers how proposals can avoid or minimise harm to the significance of a heritage asset. This states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

Further guidance is also given on the definition of public benefits. Such benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- o sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- o reducing or removing risks to a heritage asset
- o securing the optimum viable use of a heritage asset in support of its long term conservation

Legislative requirements

Section 16 (2) of Listed Building Act 1990 provides that 'in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Section 66 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Principle

This site is in Longsight , on the fringe of , but lying outside of the District Centre , in a mixed commercial/ residential area. The principle of using bring back vacant floorspace for community use purposes accords with the aspirations outlined in the policies above and is considered to be acceptable in this location.

It is considered that the proposed development would have a less than significant impact in respect of the proposed works proposed .

Although, the works in particular the removal of some internal walls would have some impact , it is considered that this would result in less than substantial harm , and that the harm is outweighed by bringing the redundant building back into viable use, thereby according with paragraphs 201 and 202 of the NPPF.

Furthermore, in view that Fenton House is be considered a building at risk due to its current condition and vulnerability due to vacancy, it is important that a new use and repairs are undertaken as soon as possible to prevent further deterioration and damage.

Visual Amenity and Impact upon the Listed Building

The scheme would involve the restoration of and refurbishment of the former day nursery building. The building has fallen into disrepair.

External alterations are proposed in association with the repair and refurbishment of the external façade of the property, as detailed in the submitted schedule of works , and including the repointing and repair any damaged brickwork ,repointing of the chimney, the replacement of windows and doors, and undertaking repairs to the damp proof course.

Works to the roof include the renewal of all lead flashing around the valleys and gutters, with existing slates to be removed and where necessary replaced with slates to match existing . Any timbers with rot would be replaced where necessary .The scheme includes the renewal of the flat roof coverings and fascia boards to the 20th Century non-original flat roofed extension. The existing decorative fascia boards would be retained, with any damage repaired, and replicated to match the existing detail, and painted to match existing. Painted timber finials to match existing to the apex of the fascia boards would be reinstated .

All damaged rain water goods would be replaced where necessary . Valley boxes are lead and where necessary would be replaced to match existing.

It is proposed to replace the existing timber single glazing 20th century non original windows at the rear and side windows with double glazed units., and replace the rotten lintels above these windows.

At ground floor level two internal walls would be removed ,and replaced with a moveable sliding partition. Two section of partition wall to room 3 would also be removed, and a serving hatch created in a further wall, with a further internal wall removed at first floor level.

There are no original internal doors or door frames within the building . It is proposed to repair or replace the existing internal doors where required.

Existing ceilings within main building (some of which are plasterboard) would be repaired where necessary. The ceiling in the non original 20th Century extension has failed and would be replaced. The existing kitchen units which are non original would be replaced., and a new extract fan would be installed. All new cabling would be pulled through existing routes and run within voids already in place.

It is considered that there is less than substantial harm to the listed building and that the proposed repair and refurbishment works to the exterior of the property would not have any significant adverse impacts to the external character of the building or to the character of the neighbourhood.

Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") requires Local Planning Authorities to have special regard to the desirability of preserving the setting of any listed building that may be affected by the grant of planning permission.

This point is supported by Policy EN3 of the Core Strategy and saved policy DC19.1 of the UDP along with section 12 of the NPPF, which states that consideration must be given to the impact of new developments on heritage assets and listed buildings.

Given the above, it is believed that an acceptable scheme can be realised to ensure the long term use of the floorspace.

The information submitted is a mix of drawings and written information. The drawings are detailed schedule of work , do not provide detailed specifications are very comprehensive. It is therefore proposed to attach a condition to any approval to require that further information is submitted in regard to particular elements of the proposed works .

The removal of some of the internal walls was raised and explored with the planning agent with a view to minimising any intervention. However, the planning agent has confirmed that in order to meet deliver the services to the community which are proposed by their client it is imperative that the internal subdivisions identified for removal are demolished . Whilst removal of some internal walls sub-division is not ideal, this needs to be considered in conjunction with the benefit of being the building back into use . In this instance given the levels of repair and refurbishment works proposed , in the context of a building which has a number of non original features it is considered that the harm is outweighed by bringing the redundant building back into viable use

It is therefore believed that the any negative impacts of the proposed development can be viewed as less than substantial, with the works resulting in a use that will ensure the continued maintenance and sustainable use of the building, demonstrating compliance with relevant policy outlined above.

It is considered for the reasons outlined above, that the overall approach to the proposed repair and refurbishment of the redundant floorspace would on balance, subject to conditions relating to the detailed nature of the reinstatement and repair works, be acceptable.

In view of the above it is considered that the proposed development would on balance be consistent with 16 of the National Planning Policy Framework policies SP1, DM1, CC9 and EN3 of the Core Strategy and saved UDP policy DC 19.

Issues in relation to specific works to refurbish the building involve the proposed replacement of windows. The schedule of works indicated that the existing timber windows would be removed and replaced to match existing, but that the non original 20th Century single glazed windows to the side and rear elevations would be replaced with double glazed units. It is important that the finalised design details of the windows to be replaced to be submitted for consideration, and that this aspect of the scheme is conditioned, as inappropriate past works have been undertaken to other windows and doors (including using uPVC), and the proposed replacements should return such openings where possible to their original form/design on an evidence/research basis.

The proposed installation of mechanical ventilation on a building such as this which is capable of natural ventilation has been questioned, but it would the planning agent has identified the requirement as part of upgrading of the existing kitchen facility. As such consideration needs to be given to how this is best achieved to minimise the harm that would be caused to heritage significance. It is therefore proposed that finalised design detail are required to be submitted for approval before these works are undertaken.

The reroofing of the non original flat roofed extension is acceptable in principle, but samples of the proposed materials are required to be submitted before any works are undertaken to assess the acceptability of the product to be used in visual terms and impacts to the character of the listed building. It is therefore proposed that finalised design detail are required to be submitted for approval before these works are undertaken.

The submitted information confirms that there is a mix of uPVC and cast iron rainwater goods. Remaining cast iron need to be retained with appropriate repair unless it is confirmed they are beyond practical repair in which case they would need to be replaced in cast iron on a like-for-like basis and retaining elements such as original brackets wherever possible. Existing inappropriate uPVC should be replaced in cast iron to match the existing. It is recommended this aspect of the scheme is conditioned.

The removal of non-original/non-historic floor coverings that have no heritage significance is considered to be acceptable in principle. It is expected that the underlying floor of the ground and upper floors would be the original timber floorboards. The basement floor is expected to have originally been stone or brick. It is therefore recommended that a condition be attached to any approval to require the underlying floor should be restored to its original condition in accordance with a detailed specification/methodology to be agreed. It is accepted that kitchens and toilets are likely to require hygienic floor surfaces and in these areas the restored original floors would need to firstly overlaid with ply (or similar) with no or minimal fixings to take the new surface to ensure such floor coverings can be easily removed in the future with minimal harm to the original floors.

The submitted information advises that all internal doors have previously been replaced with fire doors. Doors and door frames that been unsympathetically replaced in the past now need to be replaced to a design that responds to the age and type of the building on an evidence/research basis. It is recommended this aspect of the scheme is conditioned

It is understood that some of the ceilings are original/lath and plaster ceilings. These will need to be retained with repair to an appropriate detailed specification/methodology.. It is recommended this aspect of the scheme is conditioned.

Residential Amenity

The request for a construction management plan have been noted , however this is an existing property , and the works proposed would generally not require permission being repair and refurbishment , if the property were not a Listed Building . As such it is not considered that a construction management plan is required in this instance , but an informative in regard to hours of working would be attached to any approval .

Highway Services matters

The agent has stated that the Myriad Foundation will serve local community in the immediate vicinity and the surrounding area, with the majority of its service users (as detailed in the Annex B of the Heritage Statement) arriving to the centre on foot via both entrances on Slade Lane as well at the corner where Stockport Road joins Slade Lane. The centre is in a highly sustainable location with the A6 serving a major bus route connection to the city and the surrounding area. Bus stops are located on either side of Stockport Road (A6). One space for disabled parking plus three standard parking spaces are provided within the grounds. There are also on street parking provision along Slade Lane.

Waste will be collected within the premises and bin storage including recycling receptacles is provided within the outdoor fence area of the site.

Covered 8-cycle shelter for visitors will be provided adjacent to the car park whilst another covered 8-cycleshelter will be within the outdoor fence area behind the building. The shelter is to be Centaur CI semi-enclosed type as enclosed or similar.

Security

The comments made by Secure by Design officers in regard to any new external fittings are to be installed (i.e. shutters, windows or doors) then they should be certified to Secured by Design standards have been referred to the planning agent , and is proposed to be attached to any approval as an informative.

Conclusion

It is acknowledged that the design seeks to retain the external integrity of the building, and subject to some minor alterations and detailed design work it is considered that on balance these changes would cause less than significant harm to the building's special interest. The proposed development would enable the retention, repair and restoration of the building, and enable the reuse of the floorspace to a viable long term use appropriate to the area , thereby retaining the heritage asset as an important landmark in the street scene.

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 a right to a fair hearing and to this end the local planning authority 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 Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing 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. She believes that any restriction on these rights posed by the recommendation given 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: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In particular clarification was sought in regard to the treatment of the original historic fabric of the building which is to be exposed, and the detailed specification of the repair works proposed. This aspect of the scheme is conditioned.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plan ref: 70SI -01 Site plan and Site location Plan

Plan ref: 70SL-02 Existing plans Basement – Roof

Plan ref: 70SL-03 Existing Elevations with proposed scope of works

Plan ref: 70SL-05 Proposed plans Basement -Roof (notwithstanding reference to use of GRP to flat roofed areas) ;

Building Survey by Leo Horsfield Surveying;

Schedule of condition Dated August 2021

Myriad Foundation Roof Survey dated 06.12.2020

Site Photographs dated 18.08.21

Received 19th August 2021.

Content of email from agent dated 28th October 2021;

Proposed site plan ref: 70SL-04 rev. A received 28th October 2021;

Heritage and Design & Access Statement rev.1 December 2021 ; Schedule of Works

December 2021 Rev. B; and Proposed Detail Section drawing 70SL-06 received 15th December 2021;

Bat Scoping Report Dated 22nd December 2021 ref: UES03593/01 received 11th January 2022;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. Prior to the undertaking of any repair or refurbishment works to the existing windows, a detailed methodology relating to the repair and refurbishment works of the windows, including the extent and nature of the proposed works, and materials to form any replacement windows, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

4. Notwithstanding reference to use of GRP or similar materials to flat roofed areas on Plan ref: 70SL-05 Proposed plans Basement -Roof, finalised details of materials shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development

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 policies SP1 and DM1 of the Manchester Core Strategy, and saved UDP policy DC19.

5. Prior to the undertaking of pointing works to existing brickwork and chimney, and repair/replacement of any damaged brick and slates, samples of the replacement bricks and slates and detailed specifications of the proposed mortar shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

6. Notwithstanding the details within the documents listed in condition 2 of this approval, all ceilings within the building that were originally lath and plaster shall be reinstated in lath and plaster. Full details of all the ceilings to be reinstated (including location) and a full specification and method statement for the works including materials composition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

7. Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to remove any of the existing floor boards, joists, and any other ancillary timber removal in association with this work, a detailed method statement, specification and repair strategy for the removal of the floorboards and associated timbers (including their location) from the development shall be submitted for approval in writing by the City Council,

as Local Planning Authority. The removal of the floorboards, and associated repair works, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of the floorboards and other timber work pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

8. Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to remove, repair and reinstate rainwater goods, a detailed method statement, specification and repair strategy for the works (including their location) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal, repair and reinstatement of the rainwater, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal, repair and reinstatement of rainwater goods pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

9. Prior to the removal of the internal walls hereby approved, detailed specifications of the finishes to be applied to the resulting remaining unfinished sections of wall, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal, repair and reinstatement of rainwater goods pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

10. No works specified in points 1.1; 1.2; 2.1; 2.2; 2.3; 2.4; 2.5; 3.1; and 3.3 in the Schedule of Works dated December 2021 Rev.B, shall be undertaken until a Reasonable Avoidance Method Statement (RAMS) has been submitted to and approved in writing by the City Council, as Local Planning Authority. The RAMS shall include the methods to identify and avoid disturbance, killing or injury to bats during the phasing of the repair, restoration and refurbishment of the building. The contents of the RAMS will include: -

- a) Details of the design and working methods
- b) Extent and location of all the proposed works shown, where necessary, on scaled plans
- c) Timetable for the implementation, demonstrating that RAMS works are aligned with the phasing of construction
- d) Persons responsible for implementing the works including identification of a licenced Ecological Clerk of Works (ECOW) and Site Project/Construction Officer
- e) Identification of which phases of works require further investigation/survey prior to commencement, which can be undertaken without further assessment and where EcOW supervision is required if no further assessment is deemed necessary

The RAMS should take into account the identification of high risk features as shown in Appendix 3 the Bat Scoping Survey (UES, December 2021).

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) and to comply with policy EN15 of the Core Strategy for Manchester.

11. Prior to any works identified under Condition 9 e) commencing, further ecological surveys should be commissioned to: -

- i) Establish if there have been any changes in the presence of or ability of the site to support bats and
- ii) Identify any likely ecological impacts that might arise from the changes.

Where the survey results indicate that changes have occurred that would result in ecological impacts not previously addressed, new measures and a timetable for their implementation shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to those identified works commencing.

Any submitted updated survey should include as a minimum 2 activity surveys . If more that 1 year elapses from the grant of approval then a full updated bat survey shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) and to comply with policy EN15 of the Core Strategy for Manchester.

Informative

1.The applicant should design and construct drainage system to prevent the increased risk of flooding ,to improve and protect water quality and ensure future maintenance of the surface water drainage system.

2. Construction/demolition works shall be confined to the following hours.

o Monday - Friday: 7.30am - 6pm

o Saturday: 8.30am - 2pm

o Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
Network Rail

3 Slade Lane, Manchester, M13 0QJ
32 Slade Lane, Manchester, M13 0QE
34 Slade Lane, Manchester, M13 0QE
642 Stockport Road, Manchester, M13 0RZ
First Floor, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 4, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 3, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 2, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 1, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
The Park House Dental Practice And Cosmetic Centre, 7 Slade Lane, Manchester, M13 0QJ
Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
9 Slade Lane, Manchester, M13 0QJ
5 Slade Lane, Manchester, M13 0QJ
24 Slade Lane, Manchester, M13 0QE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2