

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128731/JO/2020

Date registered valid: 8 December 2020

Proposal: Variation of conditions 1, 11, 12, 13, 15, 24, 35 and 36 attached to planning permission ref: 123813/JO/2019 to provide revised boundary treatments,

Address: Land South Of Chapel Street, Manchester, M19 3QB

Ward(s): Levenshulme Ward

Applicant: Ms Lucy Mulbury Land South Of Chapel Street, Manchester, M19 3QB

Agent (if any):

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 March 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 23 December 2020

Standard consultations:

Printed: 18 December 2020 Expired: 8 January 2021

Neighbour notifications

Printed: 9 December 2020 Expired: 30 December 2020

Site notice

Posted: 23 December 2020 Expired: 13 January 2021

Press advert

Published: 15 December 2020 Expired: 5 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is located in a predominantly residential area predominantly residential with incidental industrial and commercial uses. The implemented development relates to the development of a former industrial site and related buildings. The site has been developed through the implementation of planning permission:

113618/FO/2016 - Erection of 64 no. dwellings comprising of: 28 x two bedroom apartments with associated 28 space car park and communal bin storage area; 22 x three bedroom houses; 6 x four bedroom houses; 8 x four bedroom houses with garages, boundary treatments (including walls, railings gates and fences), formation of new access road linking Elbow Street and Stanhope Street and landscaping following demolition of existing buildings.
Approved: 13 January 2017

The application has been the subject of the following variation of condition applications:

Approved 6 July 2018

Approved 1 July 2019

Approved 19 December 2019

Photographs of the implemented development are shown below.





Fig.1 – Application site

Description of development

This application relates to the replacement of previously approved brick wall and pier boundary treatment with installed railings to the street boundaries of houses fronting Elbow Street, Chapel Street and the partially constructed access road through the site (known as Atlas Place). The existing railings have an overall height of 1 metre and would be supplemented with a base plate with a height of 150 mm. The railing would be maintained with a black finish.

Consultations & Notification Responses

Local residents and businesses – One email of objection has been received from a neighbouring landowner. The objection reiterates comments concerning a landownership dispute, which has been reviewed during the considerations of previous planning applications. These comments relate to a private dispute between the objector and the developer. Furthermore, the objection does not relate to land within the area of the site to which the current proposals relate. These comments are therefore not material to the consideration of the current planning application.

Highway Services – No comments received. The height of the railings at 1 metre would, in other circumstances, accord with permitted development. The composition of the boundary treatment using railings would maintain visual permeability. The revised boundary treatment would not impact on pedestrian or highways safety.

Environmental Health – Do not wish to comment.

Greater Manchester Police - Do not wish to comment.

Electricity Northwest (ENWL) – Do not wish to comment following the receipt of confirmation that the development has been undertaken in accordance with an ENWL contract to secure appropriate electrical supply connections and safeguard to ENWL infrastructure.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 91). These considerations have been related to the layout and design of the proposed development and the incorporation of measures to address issues of security and potential opportunities for criminal and anti-social behaviour. It is not considered that the security of existing housing would not be affected and Chapter 8 would thereby be accorded with.

ii. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124). The proposed development would maintain a satisfactory relationship to the overall development, and its contribution to place making and the character of the local area. It would thereby accord with chapter 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters - The PPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application;
- ii. Design - Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations;
- iii. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making;

It is considered that the above issues have been assessed as part of the consideration of the planning application. Given the nature of the development it is considered that issues relating to design and health and well-being been satisfactorily responded to.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is considered that the proposed development would contribute positively to the character of the development and its relationship to the streetscene. Policy SP1 would, therefore, be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas) - States that opportunities for good design to enhance the overall image of the City should be fully realised through the implementation detailed design principles that reinforce and enhance the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. In this case, it is that the proposed revised boundary design would achieve a satisfactory quality that would positively contribute to the character of the area and maintain an improvement to the standard of residential accommodation in the locality. The development would therefore comply with policy EN1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;

Policy DM1 points a - f (inclusive) have been related to the assessment of the proposals regarding its potential impact on residential amenity and the contextual relationship of the new housing to the local built environment. It is considered that, for the reasons set out in this report, the above points have been responded to satisfactorily.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following sections are relevant :

- i. Section 2 Design;
- ii. Section 3 Accessibility - Highlights the importance of ensuring that new development is inclusively designed and accessible to all;
- vi. Section 8 Community Safety and Crime Prevention;
- vii. Section 10 Internal Design Principles and the Provision of Space within Housing.

For the reasons set out below, it is considered the development would respond positively to the above guidance regarding its design and relationship to the surrounding neighbourhood.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, it is

considered that sufficient information was submitted with sufficient information to allow its assessment without a requirement for further discussion or negotiation.

Principle of the development – The applicant has previously implemented a railing boundary treatment that was not part of the authorised development. The applicant maintains that the reinstatement of the authorised wall and railing boundary treatment would have a disruptive impact on the highways and garden areas. It is also maintained that the implementation of the authorised boundary would affect the operation of the outward opening of ground floor windows due to its height. On balance, it is considered that the inclusion of a base plate has been used in comparable schemes and found to maintain a satisfactory relationship to the streetscene. It would also prevent the formation of a litter trap and the encroachment of vegetation on to the highway. The revised boundary treatment would maintain the character of the authorised development and is acceptable in principle.

Siting and height of boundary treatment – The siting of the amended boundary treatment would be related to the approved development. It would secure an appropriate demarcation of the public and private space. The height of the railing at 1 metre would be consistent with permitted development and would maintain satisfactory visibility across the site to safeguard pedestrian and vehicular indivisibility.

Residential amenity – On the basis of the applicant's comments, the revision would improve the operation of outward opening windows. It is considered that the revised design would have a limited impact on the quality the overall development. Residential amenity would not be unduly affected by the revised development.

Design – The revised boundary has been related to a simple design with limited visual impact. The design is therefore considered to be acceptable and appropriately related to its context.

Access – Inclusive access would not be affected by the development.

Security – The revised development would not affect the security of individuals houses or the wider development.

Conditions – A revised condition schedule has been included to relate the development to the amended drawings, details of previously discharged conditions and remaining issues.

Conclusion – On balance, it is considered that the revised boundary treatment would be acceptable subject to its full implementation in accordance with the submitted details, including the related base plate and for the reasons set out above.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, it is considered that sufficient information to allow its assessment without a requirement for further discussion or negotiation.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council on: 15 August 2016, 1 November 2016, 6 December 2016, 10 October 2017, 9 November 2017, 25 January 2018 and 9 April 2018, 15 March 2019, 27 June 2019, 10 July 2019, 27 November 2019, 3 December 2019, 16 December 2019, 27 November 2020 and 8 December 2020 :

Application forms for removal or variation of a condition following grant of planning permission
Proposed Site Layout Ref. 16-307-W45-C Rev T

Apartment Plans and Elevations Ref: 17-307-P06-D as amended by Apartments (Plots 37-64)

Ground Floor Plan Ref: 6-307-W-36-I and Apartments (Plots 37-64) Elevations Porch 16-307-W-43

House Types Ref: Type B (drawing no. 17-307-P03), Type C (drawing no. 17-307-P04) and Type D (drawing no. 17-307-P05)

Street Elevations Ref: 17-307-P07-A

As amended by the following drawings relating to Plots 14-16 (inclusive)

Type D-C (Plots 12-13) Elevations Ref: 16-307-W15-C Rev E

Block type B-B-D (Plots 14- 16) Floor Plans Ref:16-307-W17-B Rev H

Block type B-B-D (Plots 14- 16) Joist, Roof & Sections Ref:16-307-W18-B Rev B

Block type B-B-D (Plots 14- 16) Elevations Ref:16-307-W19-B Rev B

Block type B-B-D (Plots 14- 16) Sections & Schedules 16-307-W20-B Rev B

Boundary Wall Type D Ref: 642.001 Rev. C (amending boundary details shown on drawing referenced M3631 (PL) 1010)

Landscape Layout (drawing no. 2485 103 Rev F)

Planting Plan (drawing no. 2485 201 Rev F)

Tree Retention, Removals & Protection drawing no. 2485 102 Rev F)

Drawing 2485 101 Rev A Tree Survey

Traffic Calming Plan Ref 1275-01 attached to email from PWA Planning dated 30 November 2016

Project: 2485 Chapel Street, Levenshulme 501 Tree Survey Report Issue 5

(All attached to email from PWA Planning dated 1 November 2016)

Topographical drawing M4029/PL/02 received 15 August 2016

Planning Statement by PWA Planning dated August 2016 Ref: PWA_16-199_PS01

Design and Access Statement by Nicol Thomas dated August 2016

Preliminary Crime Impact Statement dated (04/08/2016 - URN: 2008/0038/CIS/01 Version A) received 15 August 2016

Transport Assessment dated July 2016 by Croft Transport Solutions Ref 1275 (as amended by Traffic Calming Plan Ref 1275-01)

Air Quality Impact Assessment dated July 2016 Report by e3p Ref: 11-053-r4
Sustainability Statement M04029 Rev A by Nicol Thomas attached to PWA Planning email of 6 December 2016
Residential Travel Plan by Croft Transport Solution dated July 2016 Ref: 1275 First Draft.
Waste / Refuse Strategy Statement by Nicol Thomas received 15 August 2016 (as amended by Site Layout plan drawing no. 16-307-W45-C Rev T)
Automated Vehicle Gate Detail Ref: J20390

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

2) The phased implementation of the authorised development shall be undertaken in accordance with the following documents:

- i. Construction phase plan for the demolition, remediation and preparatory works at Former Atlas Engineering Works by ADM Regeneration dated 10 February 2017;
- ii. Demolition of Existing structures & development of residential units at land at Chapel Street, Levenshulme: Environmental Management Plan by Mulbury Homes Ltd. received 4 October 2017
- iii. Construction Phase Plan: Development Phase of Residential Units at land off Chapel Street, Levenshulme received 4 October 2017
- iv. Traffic Management Plan attached to email from PWA Planning dated 4 October 2017.

Reason - In the interests of residential amenity and pedestrian and highway safety pursuant to policies SP1, EN16, EN19, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

3) The authorised development shall be implemented in accordance with following approved materials and specifications:

- i. Roof tiles:
Material: Concrete
Specification: Wienberger Concrete Thin Leading Edge (TLE)
Size of tile: 420 x 334 mm
Colour: Slates Grey

- ii. Bricks
Ibstock Priory Red Multi (215 mm x 102 mm x 65 mm)
Ibstock Arden Grey (215 mm x 102 mm x 65 mm)
Natural mortar

(The development hereby approved is related to the authorised roof tile and brick specification.)

- iii. Render and cladding
Houses - K-Rend 'Limestone White' silicone thin coat
Apartments - K-Rend 'Causeway' silicone thin coat
Decorative cladding to houses - Marley Eternit Cedral weatherboard (Dark Grey).

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, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) a) The authorised development shall be fully implemented in accordance with the submitted Phase I Geo-Environmental Site Assessment by E3P dated May 2016 (the Preliminary Risk Assessment), which identifies and evaluates all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and conforms to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

5) The authorised development shall be fully implemented in accordance with the following documents:

Remediation & Enabling Works Strategy: Chapel Street, Levenshulme Manchester M19 3QF
Prepared for: Mulbury E3P Report: 11-053-r4 Issued: February 2017;
Appendix IV E3P Remediation & Validation Criteria Chapel Street, Levenshulme
Remediation & Enabling Works Strategy February 2017;
Conceptual Foundation Zoning Plan Ref: 11-053/ 008;
Ordinary Watercourse Land Drainage Consent: Name: Mulbury Homes Ltd, Consent applying to: Chapel Street, MCC036/12/2018, Effective from: 6 December 2018;
PWA email dated 18 June 2019 confirming on-going procedures for the adoption of the drainage system by United Utilities;
PWA email dated 24 June 2019 confirming United Utilities maintenance of the drainage system discharging into the water course.

Following the implementation of the development all completed works shall be maintained and managed in accordance with the approved details.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

6) The development shall be implemented in accordance with the remediation strategy comprising of the following documents (approved under discharge of condition ref: CDN/17/0029):

Phase II Geo-Environmental Site Assessment dated August 2016 by e3p
Remediation and Enabling Works Strategy dated February 2017 by e3p.

A verification plan / report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

7) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

8) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

9) The development shall be implemented development shall be implemented in accordance with the construction management plan comprising of the following documents:

i. Construction phase plan for the demolition, remediation and preparatory works at Former Atlas Engineering Works by ADM Regeneration dated 10 February 2017;

- ii. Demolition of Existing structures & development of residential units at land at Chapel Street, Levenshulme: Environmental Management Plan by Mulbury Homes Ltd. received 4 October 2017;
- iii. Construction Phase Plan: Development Phase of Residential Units at land off Chapel Street, Levenshulme received 4 October 2017;
- iv. Traffic Management Plan attached to email from PWA Planning dated 4 October 2017
- v. Email from PWA Planning dated 25 April 2017 confirming construction work in accordance with the following hours:
Monday to Friday: 8.00 am to 6.00 pm;
Saturday: 8.30 am to 2.00 pm;
Sunday and Bank Holiday: No working.

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework.

10) The authorised development shall be undertaken in accordance in accordance with the submitted ADM demolition method statement (including ADM Method Statement MS 02 (Asbestos removal, soft strip of buildings, scaffolding erection, street protection and subsequent demolition of disused site buildings)).

Reason - In the interest residential amenity and public safety pursuant to policies SP1, EN18, EN19 and DM1 and the National Planning Policy Framework.

11) Prior to the first occupation of each phase of the development, the details of the approved waste management plan comprising of Waste / Refuse Strategy Statement by Nicol Thomas received 15 August 2016 and Site Layout plan Ref. 16-307-W45-C Rev T received 27 November 2020, shall be fully implemented and subsequently maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

12) Prior to the occupation of the authorised apartments the arrangements for presenting and returning bins to the designated storage area, as set out in the PWA Planning email of 24 June 2019 and the designated bin collection point and provision of inward opening gates to the Chapel Street boundary as annotated and indicated on Site Layout plan Ref. 16-307-W45-C Rev T received 27 November 2020, shall be fully implemented and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

13) Before the first occupation of each phase of the authorised development, all associated pedestrian and vehicular access arrangements and demarcated car parking as specified by Site Layout plan Ref. 16-307-W45-C Rev T received 27 November 2020, which shall be made available for use (with car parking made available for residents and visitors only) and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

14) Before the first occupation of each agreed phase of the authorised development, written confirmation legal agreement shall be submitted to and approved in writing by the City Council as local planning authority relating to the undertaking of all off-site highways works as shown on drawing referenced Traffic Calming Plan Ref 1275-01 attached to email from PWA Planning dated 30 November 2016 along with a timescale for their implementation which accords to the agreed phasing of the development. The required works shall be fully implemented prior to the first occupation of the related phase of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

15) Before the first occupation of each agreed phase of the authorised development, all on-site highways works, including pedestrian footpaths, drop kerbs and surfacing of car parking spaces to houses and apartments shall be undertaken in accordance with drawings referenced Site Layout plan Ref. 16-307-W45-C Rev T received 27 November 2020 amending the Traffic Calming Plan Ref 1275-01 attached to email from PWA Planning dated 30 November 2016. The final surface treatment of the new access road and footpath shall be fully implemented prior the first occupation of the final phase of the development.

Reason - In the interests of residential amenity, pedestrian and highways safety and to facilitate construction works pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

16) The proposed junction at the intersection of Elbow Street and the new access road shall not be constructed until an agreed phase of the authorised development and shall only be made available for residential vehicular and pedestrian access and ancillary servicing of identified residential units and by no other vehicles during the construction period. Highway and footway surfacing shall be implemented to an agreed standard with the City Council as local planning authority, which shall be implemented prior to the first occupation of the residential units in the agreed phase of the development. Final surfacing of highways and footways shall be fully implemented in accordance with the substantive approved development.

Reason - In the interests of residential amenity, pedestrian and highways safety and to facilitate construction works pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

17) Prior to the occupation of the authorised houses and apartments, the development shall be fully implemented in accordance with the noise attenuation measures set out in the following documents: Noise Impact Assessment by E3P dated August 2016 Report Ref: 11-053-r5 and Acoustic treatment summary attached to email form PWA Planning dated 9 May 2017. The implemented measures shall be maintained in situ thereafter.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester.

18) If any external lighting relating to the authorised apartment block and / or its car parking area, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions or shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity and to safeguard the character of the development hereby authorised pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no fences, gates or walls other than those shown on the approved drawings relating to the development hereby authorised, shall be erected within the curtilage of any dwelling forward of any wall of that dwelling which fronts onto a road.

Reason - In the interests of residential amenity and to safeguard the character of the development hereby authorised pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings referenced:

Apartment Plans and Elevations Ref: 17-307-P06-D as amended by Apartments (Plots 37-64) Ground Floor Plan Ref: 6-307-W-36-I and Apartments (Plots 37-64) Elevations Porch 16-307-W-43

House Types Ref: Type B (drawing no. 17-307-P03), Type C (drawing no. 17-307-P04) and Type D (drawing no. 17-307-P05)

Street Elevations Ref: 17-307-P07-A

As amended by the following drawings relating to Plots 14-16 (inclusive)

Type D-C (Plots 12-13) Elevations Ref: 16-307-W15-C Rev E

Block type B-B-D (Plots 14- 16) Floor Plans Ref:16-307-W17-B Rev H

Block type B-B-D (Plots 14- 16) Joist, Roof & Sections Ref:16-307-W18-B Rev B

Block type B-B-D (Plots 14- 16) Elevations Ref:16-307-W19-B Rev B

Block type B-B-D (Plots 14- 16) Sections & Schedules 16-307-W20-B Rev B

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

23) Before first occupation all external bathroom and / or WC windows to the authorised apartments and houses shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

24) The garages as shown on approved drawings referenced: Site Layout plan Ref. 16-307-W45-C Rev T; Street Elevations (drawing no. 17-307-P07-A); Street Elevations (drawing 17-307-P07-A) and Street Elevations (drawing 17-307-P07-A) shall only be used vehicle and ancillary storage in conjunction with the residential use of the dwellinghouse to which it is allocated and for no other purpose, including the undertaking of any business or leasing for non-resident vehicle storage.

Reason - In the interests of residential amenity and to ensure that the development is adequately supported with satisfactory car parking pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester.

25) The development hereby approve shall be undertaken in accordance with the Sustainability Statement Ref: M4029 Rev A by Nicol Thomas attached to email from PWA Planning dated 6 December 2016. Within 3 months of the completion of the construction of each phase of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

26) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing referenced: Landscape Layout (drawing no. 2485 103 Rev F); Planting Plan (drawing no. 2485 201 Rev F) and Drawing 2485 101 Rev A Tree Survey Report Issue 5 shall be implemented not later than 24 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

27) Following its implementation as part of the phased undertaking of the authorised development the hard and soft landscaping scheme shall be maintained in accordance with the Landscape Management Strategy by TPM dated July 2016 Ref: 2485 502 - Issue 2. The agreed maintenance arrangements shall be maintained in situ at all times thereafter.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area and is subsequently maintained, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

28) The proposed development shall be fully implemented in accordance with the details of the following document related to tree retention and protection referenced: Tree Retention, Removals & Protection (drawing no. 2485 102 Rev F) and Drawing 2485 101 Rev A Tree Survey. The approved details shall be implemented upon commencement of the authorised development and shall remain in place until the completion of the final phase of the development.

Reason - To ensure the satisfactory retention and protection of existing trees and their contribution to the implementation of the authorised landscaping scheme pursuant to policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

29) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) 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 British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree 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.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy for the City of Manchester.

30) The development hereby approved shall be fully implemented in accordance with the findings and recommendations document referenced: Daytime bat survey and ecological walkover survey. A further bat survey shall be submitted to and approved in writing by the City Council as local planning authority should: demolition / construction be undertaken after August 2018 or in the event of the presence of bats being found within existing buildings and/or the potential for the site to support bat habitats and/or roosting places is determined at any time during the demolition and construction phases of the development. Any submitted supplementary report shall include a methodology for safeguarding bats and their habitats and its findings shall be fully implemented.

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 policy EN15 of the Core Strategy for the City of Manchester.

31) No removal of or works to any trees or shrubs works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared or works start and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted and approved in writing by the local planning authority before undertaking agreed works.

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 policy EN15 of the Core Strategy for the City of Manchester.

32) The proposed development should be designed and constructed in accordance with the recommendations contained within: section 3.3 of the submitted Preliminary Crime Impact Statement dated (04/08/2016 - URN: 2008/0038/CIS/01 Version A) and the physical security specifications listed within sections 4 & 5 of the submitted Preliminary Crime Impact Statement and details of the siting and specification of gating to pathways providing bin serving access between plots: 4/5/6; 11/12/13; 29/30/31 and 34/35/36 to be submitted and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework.

33) Each agreed phase of the authorised development shall be undertaken in accordance with the residential travel plan comprising:

Proposed Residential Development Chapel Street Levenshulme Manchester, Mulbury Homes Ltd, Residential Travel Plan August 2018 by Croft Transport Solutions.

The approval of the second part of condition 33 requires that:

Within six months of the first use of the development, a revised Residential Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Residential Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, the Guide to Development in Manchester SPD (2007) and the guidance with the National Planning Policy Framework.

34) Notwithstanding the annotation of the approved drawings the planning permission hereby granted relates to the formation and occupation of 64 residential units (Class C3) comprising of:

28 x 2 bed, 3 person apartments;
22 x 3 bed, 5 person houses;
6 x 4 bed, 6 person houses;
8 x 4 bed, 6 person houses.

Reason - To ensure that the implemented development achieves a satisfactory quality of the development and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

35) Before the occupation of the authorised apartments, the bin storage enclosure, and notwithstanding the detail of drawing referenced Site Layout plan Ref. 16-307-W45-C Rev T, shall be erected in accordance with the approved details and shall incorporate inward opening gates to the Chapel Street boundary. The bin storage enclosure shall be available for use upon occupation of the apartments and maintained in situ thereafter, including the retention of inward opening enclosure doors.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

36) Before the occupation of the authorised apartments, a scheme shall be submitted to and approved in writing by the City Council as local planning authority demonstrating satisfactory visibility splays at the entrance to the apartment car park as it intersects with the New Access Road (as shown on Site Layout plan Ref. 16-307-W45-C Rev T). The agreed arrangements to achieve the satisfactory visibility splays, including any required works to adjacent boundary fencing shall be implemented in full prior to the occupation of the apartments and maintained in situ thereafter.

Reason - In the interests of residential amenity and to ensure that the development is adequately supported with satisfactory car parking pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester.

37) Before the occupation of the authorised houses, level access shall be incorporated to the thresholds of external doorways as confirmed in the emails from PWA Planning dated 2 May 2018 and 24 June 2019.

Reason - To ensure inclusive access to the authorised houses and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

38) The details of drawings referenced: Site Layout plan Ref. 16-307-W45-C Rev T and Boundary Wall Type D Ref: 642.001 Rev. C shall be fully implemented within 2 months of the date of the planning permission hereby granted. The implemented railing and base plate shall be maintained in situ in accordance with the approved details at all times thereafter, including the incorporation of a black colour treatment (to the railings and base plate).

Reason – In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) It is recommended that the operational phase should accord with IAQM/EPUK guidance: <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>.

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc. A leaflet on Controlling Pollution from Construction Sites, including hours of work, is available for download from: <http://www.manchester.gov.uk/downloads/download/4235/noise>.

Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: contact@manchester.gov.uk

2) Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

3) As part of the details submitted in relation to Condition 5 (Contaminated land) shall include:

- i. Written confirmation from United Utilities, as statutory undertaker, of its acceptance of the design and specification of all pipework to be connected to its network, or
- ii. Submission and approval by the City Council as local planning authority, of the inclusion of precautionary mitigation measures, including details of barrier pipes and /or clean in-fill trenches.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Electricity Northwest

24 Stanhope Street, Manchester, M19 3WQ
18 Stanhope Street, Manchester, M19 3WQ
3 Gordon Avenue, Manchester, M19 3WG
20 Gordon Avenue, Manchester, M19 3WG
48 Ratcliffe Street, Manchester, M19 3QH
16 Ratcliffe Street, Manchester, M19 3QH
12 Ratcliffe Street, Manchester, M19 3QH
10 Ratcliffe Street, Manchester, M19 3QH
9 Rostron Street, Manchester, M19 3QF
21 Rostron Street, Manchester, M19 3QF
12 Rostron Street, Manchester, M19 3QF
37 Elbow Street, Manchester, M19 3PY
31 Elbow Street, Manchester, M19 3PY
11 Elbow Street, Manchester, M19 3PY
9 Drury Street, Manchester, M19 3PQ
8 Drury Street, Manchester, M19 3PQ
5 Drury Street, Manchester, M19 3PQ
4 Drury Street, Manchester, M19 3PQ
2 Drury Street, Manchester, M19 3PQ
7 Dalny Street, Manchester, M19 3NR
15 Dalny Street, Manchester, M19 3NR
6 Wetherall Street, Manchester, M19 3GE
34 Wetherall Street, Manchester, M19 3GE
20 Cromwell Grove, Manchester, M19 3GB

925 Stockport Road, Manchester, M19 3PZ
60 Delamere Road, Manchester, M19 3NQ
54 Delamere Road, Manchester, M19 3NQ
40 Delamere Road, Manchester, M19 3NQ
4 Delamere Road, Manchester, M19 3NQ
59 Delamere Road, Manchester, M19 3NG
55 Delamere Road, Manchester, M19 3NG
45 Delamere Road, Manchester, M19 3NG
43 Delamere Road, Manchester, M19 3NG
29 Delamere Road, Manchester, M19 3NG
15 Delamere Road, Manchester, M19 3NG
933 Stockport Road, Manchester, M19 3NP
Flat 2, 919A Stockport Road, Manchester, M19 3PZ
Unit 5, St Buffoline Trading Estate, Chapel Street, Levenshulme, Manchester, M19 3QR
Units 1A To 3, Buffoline Trading Estate, Chapel Street, Levenshulme, Manchester, M19 3QR
935 - 937 Stockport Road, Manchester, M19 3NP
8 Gordon Avenue, Manchester, M19 3WG
23 Rostron Street, Manchester, M19 3QF
1 Drury Street, Manchester, M19 3PQ
889 Stockport Road, Manchester, M19 3PG
23 Wetherall Street, Manchester, M19 3GE
26 Delamere Road, Manchester, M19 3NQ
48 Chapel Street, Levenshulme, Manchester, M19 3GH
14 Mercer Street, Manchester, M19 3QP
7 Elbow Street, Manchester, M19 3PY
75 Delamere Road, Manchester, M19 3NZ
69 Delamere Road, Manchester, M19 3NZ
Flat 1, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
6 Ratcliffe Street, Manchester, M19 3QH
44 Ratcliffe Street, Manchester, M19 3QH
40 Ratcliffe Street, Manchester, M19 3QH
30 Ratcliffe Street, Manchester, M19 3QH
6 Rostron Street, Manchester, M19 3QF
19 Rostron Street, Manchester, M19 3QF
17 Rostron Street, Manchester, M19 3QF
16 Rostron Street, Manchester, M19 3QF
6 Drury Street, Manchester, M19 3PQ
899 Stockport Road, Manchester, M19 3PG
47 Ratcliffe Street, Manchester, M19 3GF
3 Ratcliffe Street, Manchester, M19 3GF
42 Wetherall Street, Manchester, M19 3GE
16 Wetherall Street, Manchester, M19 3GE
36 Cromwell Grove, Manchester, M19 3GB
30 Cromwell Grove, Manchester, M19 3GB
28 Cromwell Grove, Manchester, M19 3GB
10 Cromwell Grove, Manchester, M19 3GB
46 Delamere Road, Manchester, M19 3NQ
36 Delamere Road, Manchester, M19 3NQ
24 Delamere Road, Manchester, M19 3NQ
49 Delamere Road, Manchester, M19 3NG
35 Delamere Road, Manchester, M19 3NG
58 Chapel Street, Levenshulme, Manchester, M19 3GH
Flat 1, 919A Stockport Road, Manchester, M19 3PZ
Unit 4, St Buffoline Trading Estate, Chapel Street, Levenshulme, Manchester, M19 3QR

913 Stockport Road, Manchester, M19 3PG
939A Stockport Road, Manchester, M19 3NP
923 Stockport Road, Manchester, M19 3PZ
13 Stanhope Street, Manchester, M19 3WQ
9 Dalny Street, Manchester, M19 3NR
13 Elbow Street, Manchester, M19 3PY
26 Wetherall Street, Manchester, M19 3GE
14 Cromwell Grove, Manchester, M19 3GB
16 Delamere Road, Manchester, M19 3NQ
8 Cardus Street, Manchester, M19 3QG
Flat 7, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
7 Stanhope Street, Manchester, M19 3WQ
6 Gordon Avenue, Manchester, M19 3WG
22 Gordon Avenue, Manchester, M19 3WG
10 Gordon Avenue, Manchester, M19 3WG
28 Ratcliffe Street, Manchester, M19 3QH
22 Ratcliffe Street, Manchester, M19 3QH
7 Rostron Street, Manchester, M19 3QF
22 Rostron Street, Manchester, M19 3QF
33 Elbow Street, Manchester, M19 3PY
903 Stockport Road, Manchester, M19 3PG
11 Dalny Street, Manchester, M19 3NR
66 Delamere Road, Manchester, M19 3NQ
29 Ratcliffe Street, Manchester, M19 3GF
9 Ratcliffe Street, Manchester, M19 3GF
49 Ratcliffe Street, Manchester, M19 3GF
33 Ratcliffe Street, Manchester, M19 3GF
9 Wetherall Street, Manchester, M19 3GE
44 Wetherall Street, Manchester, M19 3GE
4 Wetherall Street, Manchester, M19 3GE
28 Wetherall Street, Manchester, M19 3GE
21 Wetherall Street, Manchester, M19 3GE
32 Cromwell Grove, Manchester, M19 3GB
24 Cromwell Grove, Manchester, M19 3GB
22 Delamere Road, Manchester, M19 3NQ
18 Cromwell Grove, Manchester, M19 3GB
52 Delamere Road, Manchester, M19 3NQ
44 Delamere Road, Manchester, M19 3NQ
53 Delamere Road, Manchester, M19 3NG
5 Delamere Road, Manchester, M19 3NG
41 Delamere Road, Manchester, M19 3NG
39 Delamere Road, Manchester, M19 3NG
21 Delamere Road, Manchester, M19 3NG
54 Chapel Street, Levenshulme, Manchester, M19 3GH
9 Chapel Street, Levenshulme, Manchester, M19 3QB
St Buffoline Trading Estate, Chapel Street, Levenshulme, Manchester, M19 3QR
Top Flat, 901 Stockport Road, Manchester, M19 3PG
Top Flat, 925 Stockport Road, Manchester, M19 3PZ
65 Delamere Road, Manchester, M19 3NZ
12 Gordon Avenue, Manchester, M19 3WG
3 Dalny Street, Manchester, M19 3NR
40 Wetherall Street, Manchester, M19 3GE
36 Wetherall Street, Manchester, M19 3GE
20 Wetherall Street, Manchester, M19 3GE

1 Wetherall Street, Manchester, M19 3GE
37 Delamere Road, Manchester, M19 3NG
Levenshulme Library, Cromwell Grove, Manchester, M19 3QE
12 Mercer Street, Manchester, M19 3QP
Top Flat, 929 Stockport Road, Manchester, M19 3NP
943 Stockport Road, Manchester, M19 3NP
4 Stanhope Street, Manchester, M19 3WQ
38 Delamere Road, Manchester, M19 3NQ
Horse Shoe Inn, 14 Chapel Street, Levenshulme, Manchester, M19 3QA
11 Delamere Road, Manchester, M19 3NG
16 Mercer Street, Manchester, M19 3QP
35 Elbow Street, Manchester, M19 3PY
11 Drury Street, Manchester, M19 3PQ
891 Stockport Road, Manchester, M19 3PG
68 Delamere Road, Manchester, M19 3NQ
13 Dalny Street, Manchester, M19 3NR
3 Drury Street, Manchester, M19 3PQ
897 Stockport Road, Manchester, M19 3PG
11 Rostron Street, Manchester, M19 3QF
931 Stockport Road, Manchester, M19 3NP
929 Stockport Road, Manchester, M19 3NP
13A Chapel Street, Levenshulme, Manchester, M19 3QB
Atlas Works, 18 Chapel Street, Levenshulme, Manchester, M19 3QA
Ground Floor, Technicon House, 6 Stanhope Street, Manchester, M19 3QA
Ground Floor Rear, Technicon House, 6 Stanhope Street, Manchester, M19 3QA
Chapel Street Primary School Infants/Nursery Block, Chapel Street, Levenshulme, Manchester, M19 3GL
Flat One And Two, 881 Stockport Road, Manchester, M19 3PG
Flat At, 905 Stockport Road, Manchester, M19 3PG
Flat Above, 46 Chapel Street, Levenshulme, Manchester, M19 3QA
Flat 12, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
20 Rostron Street, Manchester, M19 3QF
10 Mercer Street, Manchester, M19 3QP
6 Mercer Street, Manchester, M19 3QP
4 Cardus Street, Manchester, M19 3QG
2 Gordon Avenue, Manchester, M19 3WG
Flat 10, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
Flat 8, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
31 Stanhope Street, Manchester, M19 3WQ
11 Ratcliffe Street, Manchester, M19 3GF
18 Wetherall Street, Manchester, M19 3GE
12 Wetherall Street, Manchester, M19 3GE
895 Stockport Road, Manchester, M19 3PG
23 Ratcliffe Street, Manchester, M19 3GF
19 Chapel Street, Levenshulme, Manchester, M19 3GJ
Flat 3, 13 Chapel Street, Levenshulme, Manchester, M19 3QB
15 Elbow Street, Manchester, M19 3PY
2 Cardus Street, Manchester, M19 3QG
67 Delamere Road, Manchester, M19 3NZ
63 Delamere Road, Manchester, M19 3NZ
8 Mercer Street, Manchester, M19 3QP
6 Cardus Street, Manchester, M19 3QG
7 Mercer Street, Manchester, M19 3QP
5 Mercer Street, Manchester, M19 3QP

61 Delamere Road, Manchester, M19 3NZ
6 Stanhope Street, Levenshulme, Manchester, M19 3WQ
Flat 9, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
24 Stanhope Street, Levenshulme, M19 3WQ
Accident Injury Group Longsight Ltd, 219 Slade Lane, Manchester, M19 2EX
219 Slade Lane, Manchester, M19 2EX
227 Mauldeth Road, Manchester, M19 1AB
Flat 6, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
2 Mercer Street, Manchester, M19 3QP
Flat 2, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
8 Stanhope Street, Manchester, M19 3WQ
5 Stanhope Street, Manchester, M19 3WQ
28 Stanhope Street, Manchester, M19 3WQ
23 Stanhope Street, Manchester, M19 3WQ
21 Stanhope Street, Manchester, M19 3WQ
20 Stanhope Street, Manchester, M19 3WQ
16 Stanhope Street, Manchester, M19 3WQ
1 Stanhope Street, Manchester, M19 3WQ
9 Gordon Avenue, Manchester, M19 3WG
8 Rostron Street, Manchester, M19 3QF
8 Ratcliffe Street, Manchester, M19 3QH
4 Ratcliffe Street, Manchester, M19 3QH
20 Ratcliffe Street, Manchester, M19 3QH
1 Rostron Street, Manchester, M19 3QF
37 Ratcliffe Street, Manchester, M19 3GF
15 Ratcliffe Street, Manchester, M19 3GF
38 Wetherall Street, Manchester, M19 3GE
24 Wetherall Street, Manchester, M19 3GE
2 Wetherall Street, Manchester, M19 3GE
56 Delamere Road, Manchester, M19 3NQ
17 Wetherall Street, Manchester, M19 3GE
14 Wetherall Street, Manchester, M19 3GE
38 Cromwell Grove, Manchester, M19 3GB
42 Delamere Road, Manchester, M19 3NQ
939 Stockport Road, Manchester, M19 3NP
9 Delamere Road, Manchester, M19 3NG
7 Delamere Road, Manchester, M19 3NG
51 Delamere Road, Manchester, M19 3NG
47 Delamere Road, Manchester, M19 3NG
19 Delamere Road, Manchester, M19 3NG
52 Chapel Street, Levenshulme, Manchester, M19 3GH
29 Stanhope Street, Manchester, M19 3WQ
15 Stanhope Street, Manchester, M19 3WQ
11 Stanhope Street, Manchester, M19 3WQ
4 Gordon Avenue, Manchester, M19 3WG
18 Gordon Avenue, Manchester, M19 3WG
14 Gordon Avenue, Manchester, M19 3WG
11 Gordon Avenue, Manchester, M19 3WG
50 Ratcliffe Street, Manchester, M19 3QH
42 Ratcliffe Street, Manchester, M19 3QH
5 Rostron Street, Manchester, M19 3QF
24 Rostron Street, Manchester, M19 3QF
7 Ratcliffe Street, Manchester, M19 3GF
53 Ratcliffe Street, Manchester, M19 3GF

51 Ratcliffe Street, Manchester, M19 3GF
5 Ratcliffe Street, Manchester, M19 3GF
43 Ratcliffe Street, Manchester, M19 3GF
41 Ratcliffe Street, Manchester, M19 3GF
927 Stockport Road, Manchester, M19 3PZ
19 Wetherall Street, Manchester, M19 3GE
11 Wetherall Street, Manchester, M19 3GE
22 Cromwell Grove, Manchester, M19 3GB
6 Delamere Road, Manchester, M19 3NQ
18 Delamere Road, Manchester, M19 3NQ
14 Stanhope Street, Manchester, M19 3WQ
23 Delamere Road, Manchester, M19 3NG
16 Gordon Avenue, Manchester, M19 3WG
54 Ratcliffe Street, Manchester, M19 3QH
52 Ratcliffe Street, Manchester, M19 3QH
46 Ratcliffe Street, Manchester, M19 3QH
36 Ratcliffe Street, Manchester, M19 3QH
26 Ratcliffe Street, Manchester, M19 3QH
24 Ratcliffe Street, Manchester, M19 3QH
38 Ratcliffe Street, Manchester, M19 3QH
31 Ratcliffe Street, Manchester, M19 3GF
27 Ratcliffe Street, Manchester, M19 3GF
25 Ratcliffe Street, Manchester, M19 3GF
7 Wetherall Street, Manchester, M19 3GE
48 Wetherall Street, Manchester, M19 3GE
13 Wetherall Street, Manchester, M19 3GE
10 Wetherall Street, Manchester, M19 3GE
5 Wetherall Street, Manchester, M19 3GE
64 Delamere Road, Manchester, M19 3NQ
58 Delamere Road, Manchester, M19 3NQ
48 Delamere Road, Manchester, M19 3NQ
30 Delamere Road, Manchester, M19 3NQ
57 Delamere Road, Manchester, M19 3NG
13 Delamere Road, Manchester, M19 3NG
56 Chapel Street, Levenshulme, Manchester, M19 3GH
50 Chapel Street, Levenshulme, Manchester, M19 3GH
Scrapyard Adjacent 1, Drury Street, Manchester, M19 3PQ
1B Wetherall Street, Manchester, M19 3GE
Top Flat, 937 Stockport Road, Manchester, M19 3NP
15D Chapel Street, Levenshulme, Manchester, M19 3GJ
Flat At, Horse Shoe Inn, 14 Chapel Street, Levenshulme, Manchester, M19 3QA
Flat A, 891 Stockport Road, Manchester, M19 3PG
Top Flat, 935 Stockport Road, Manchester, M19 3NP
941A Stockport Road, Manchester, M19 3NP
St Marys R C Church, Elbow Street, Manchester, M19 3PY
42 Chapel Street, Levenshulme, Manchester, M19 3GH
Taxi Depot Adjacent 7, Elbow Street, Manchester, M19 3PY
927A Stockport Road, Manchester, M19 3PZ
1 Gordon Avenue, Manchester, M19 3WG
17 Elbow Street, Manchester, M19 3PY
2A Gordon Avenue, Manchester, M19 3WG
44 Chapel Street, Levenshulme, Manchester, M19 3GH
38 Chapel Street, Levenshulme, Manchester, M19 3GH
36 Chapel Street, Levenshulme, Manchester, M19 3GH

40 Chapel Street, Levenshulme, Manchester, M19 3GH
Chapel Street Primary School, Chapel Street, Levenshulme, Manchester, M19 3GH
11 Chapel Street, Levenshulme, Manchester, M19 3QB
905A Stockport Road, Manchester, M19 3PG
905B Stockport Road, Manchester, M19 3PG
15A Chapel Street, Levenshulme, Manchester, M19 3GJ
Flat 1, 13 Chapel Street, Levenshulme, Manchester, M19 3QB
First Floor, 893 Stockport Road, Manchester, M19 3PG
881 Stockport Road, Manchester, M19 3PG
The Presbytery, St Marys R C Church, Elbow Street, Manchester, M19 3PY
Ground Floor Flat, 54 Chapel Street, Levenshulme, Manchester, M19 3GH
1C Wetherall Street, Manchester, M19 3GE
2B Rostron Street, Manchester, M19 3QF
1A Wetherall Street, Manchester, M19 3GE
919 Stockport Road, Manchester, M19 3PZ
Unit 1, Buffoline Trading Estate, Chapel Street, Levenshulme, Manchester, M19 3QR
First Floor, Technicon House, 6 Stanhope Street, Manchester, M19 3QA
Top Flat, 933 Stockport Road, Manchester, M19 3NP
24 Gordon Avenue, Manchester, M19 3WG
4 Rostron Street, Manchester, M19 3QF
18 Rostron Street, Manchester, M19 3QF
17 Ratcliffe Street, Manchester, M19 3GF
46 Wetherall Street, Manchester, M19 3GE
30 Wetherall Street, Manchester, M19 3GE
15 Wetherall Street, Manchester, M19 3GE
32 Delamere Road, Manchester, M19 3NQ
Flat 2, 13 Chapel Street, Levenshulme, Manchester, M19 3QB
9 Mercer Street, Manchester, M19 3QP
4 Mercer Street, Manchester, M19 3QP
26 Stanhope Street, Manchester, M19 3WQ
71 Delamere Road, Manchester, M19 3NZ
Flat 4, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
27 Stanhope Street, Manchester, M19 3WQ
25 Stanhope Street, Manchester, M19 3WQ
17 Stanhope Street, Manchester, M19 3WQ
7 Gordon Avenue, Manchester, M19 3WG
17 Gordon Avenue, Manchester, M19 3WG
39 Elbow Street, Manchester, M19 3PY
34 Ratcliffe Street, Manchester, M19 3QH
32 Ratcliffe Street, Manchester, M19 3QH
14 Ratcliffe Street, Manchester, M19 3QH
7 Drury Street, Manchester, M19 3PQ
12 Drury Street, Manchester, M19 3PQ
905 Stockport Road, Manchester, M19 3PG
893 Stockport Road, Manchester, M19 3PG
1 Dalny Street, Manchester, M19 3NR
45 Ratcliffe Street, Manchester, M19 3GF
19 Ratcliffe Street, Manchester, M19 3GF
13 Ratcliffe Street, Manchester, M19 3GF
32 Wetherall Street, Manchester, M19 3GE
25 Wetherall Street, Manchester, M19 3GE
22 Wetherall Street, Manchester, M19 3GE
40 Cromwell Grove, Manchester, M19 3GB
34 Cromwell Grove, Manchester, M19 3GB

50 Delamere Road, Manchester, M19 3NQ
33 Delamere Road, Manchester, M19 3NG
27 Delamere Road, Manchester, M19 3NG
Workshop, 7 Chapel Street, Levenshulme, Manchester, M19 3QB
13 Rostron Street, Manchester, M19 3QF
17 Chapel Street, Levenshulme, Manchester, M19 3GJ
7 Chapel Street, Levenshulme, Manchester, M19 3QB
Technicon House, 6 Stanhope Street, Manchester, M19 3QA
3 Mercer Street, Manchester, M19 3QP
Flat 5, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
10 Stanhope Street, Manchester, M19 3WQ
50 Wetherall Street, Manchester, M19 3GE
15 Rostron Street, Manchester, M19 3QF
10 Rostron Street, Manchester, M19 3QF
20 Delamere Road, Manchester, M19 3NQ
25 Delamere Road, Manchester, M19 3NG
17 Delamere Road, Manchester, M19 3NG
2A Rostron Street, Manchester, M19 3QF
15C Chapel Street, Levenshulme, Manchester, M19 3GJ
15B Chapel Street, Levenshulme, Manchester, M19 3GJ
1A Delamere Road, Manchester, M19 3NG
11 Mercer Street, Manchester, M19 3QP
1 Mercer Street, Manchester, M19 3QP
Flat 11, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
30 Stanhope Street, Manchester, M19 3WQ
22 Stanhope Street, Manchester, M19 3WQ
19 Stanhope Street, Manchester, M19 3WQ
12 Stanhope Street, Manchester, M19 3WQ
13 Gordon Avenue, Manchester, M19 3WG
18 Ratcliffe Street, Manchester, M19 3QH
3 Rostron Street, Manchester, M19 3QF
2 Rostron Street, Manchester, M19 3QF
14 Rostron Street, Manchester, M19 3QF
9 Elbow Street, Manchester, M19 3PY
41 Elbow Street, Manchester, M19 3PY
10 Drury Street, Manchester, M19 3PQ
5 Dalny Street, Manchester, M19 3NR
39 Ratcliffe Street, Manchester, M19 3GF
35 Ratcliffe Street, Manchester, M19 3GF
21 Ratcliffe Street, Manchester, M19 3GF
1 Ratcliffe Street, Manchester, M19 3GF
3 Wetherall Street, Manchester, M19 3GE
26 Cromwell Grove, Manchester, M19 3GB
921 Stockport Road, Manchester, M19 3PZ
16 Cromwell Grove, Manchester, M19 3GB
62 Delamere Road, Manchester, M19 3NQ
12 Cromwell Grove, Manchester, M19 3GB
8 Delamere Road, Manchester, M19 3NQ
34 Delamere Road, Manchester, M19 3NQ
28 Delamere Road, Manchester, M19 3NQ
2 Delamere Road, Manchester, M19 3NQ
14 Delamere Road, Manchester, M19 3NQ
10 Delamere Road, Manchester, M19 3NQ
15 Chapel Street, Levenshulme, Manchester, M19 3GJ

46 Chapel Street, Levenshulme, Manchester, M19 3QA
Top Flat, 54 Chapel Street, Levenshulme, Manchester, M19 3GH
10 Cardus Street, Manchester, M19 3QG
73 Delamere Road, Manchester, M19 3NZ
Flat 3, St Marys Court, 21 Elbow Street, Manchester, M19 3PY
5 Gordon Avenue, Manchester, M19 3WG
8 Wetherall Street, Manchester, M19 3GE
15 Gordon Avenue, Manchester, M19 3WG
901 Stockport Road, Manchester, M19 3PG
941 Stockport Road, Manchester, M19 3NP
31 Delamere Road, Manchester, M19 3NG
12 Delamere Road, Manchester, M19 3NQ
12 Cardus Street, Manchester, M19 3QG
30 Chapel Street, Levenshulme, Manchester, M19 3QA
9 Stanhope Street, Manchester, M19 3WQ
3 Stanhope Street, Manchester, M19 3WQ
227 Mauldeth Road, Mauldeth Road, Manchester, M19 1ab
16 Chapel Street, Levenshulme, Manchester, M19 3QA
20 Chapel Street, Levenshulme, Manchester, M19 3QA
28 Chapel Street, Levenshulme, Manchester, M19 3QA
24 Chapel Street, Levenshulme, Manchester, M19 3QA
1 Atlas Place, Manchester, M19 3XR
3 Atlas Place, Manchester, M19 3XR
46 Elbow Street, Manchester, M19 3PY
44 Elbow Street, Manchester, M19 3PY
42 Elbow Street, Manchester, M19 3PY
40 Elbow Street, Manchester, M19 3PY
38 Elbow Street, Manchester, M19 3PY
36 Elbow Street, Manchester, M19 3PY
34 Elbow Street, Manchester, M19 3PY
32 Elbow Street, Manchester, M19 3PY
30 Elbow Street, Manchester, M19 3PY
8 Atlas Place, Manchester, M19 3XR
6 Atlas Place, Manchester, M19 3XR
4 Atlas Place, Manchester, M19 3XR
2 Atlas Place, Manchester, M19 3XR
5 Atlas Place, Manchester, M19 3XR
7 Atlas Place, Manchester, M19 3XR
9 Atlas Place, Manchester, M19 3XR
11 Atlas Place, Manchester, M19 3XR
22 Chapel Street, Levenshulme, Manchester, M19 3QA
26 Chapel Street, Levenshulme, Manchester, M19 3QA
18 Chapel Street, Levenshulme, Manchester, M19 3QA
20 Atlas Place, Manchester, M19 3XR
18 Atlas Place, Manchester, M19 3XR
16 Atlas Place, Manchester, M19 3XR
14 Atlas Place, Manchester, M19 3XR
12 Atlas Place, Manchester, M19 3XR
10 Atlas Place, Manchester, M19 3XR
Flat 25, 13 Atlas Place, Manchester, M19 3XR
Flat 28, 13 Atlas Place, Manchester, M19 3XR
Flat 27, 13 Atlas Place, Manchester, M19 3XR
Flat 26, 13 Atlas Place, Manchester, M19 3XR
Flat 24, 13 Atlas Place, Manchester, M19 3XR

Flat 23, 13 Atlas Place, Manchester, M19 3XR
Flat 22, 13 Atlas Place, Manchester, M19 3XR
Flat 21, 13 Atlas Place, Manchester, M19 3XR
Flat 20, 13 Atlas Place, Manchester, M19 3XR
Flat 19, 13 Atlas Place, Manchester, M19 3XR
Flat 18, 13 Atlas Place, Manchester, M19 3XR
Flat 17, 13 Atlas Place, Manchester, M19 3XR
Flat 16, 13 Atlas Place, Manchester, M19 3XR
Flat 15, 13 Atlas Place, Manchester, M19 3XR
Flat 11, 13 Atlas Place, Manchester, M19 3XR
Flat 14, 13 Atlas Place, Manchester, M19 3XR
Flat 13, 13 Atlas Place, Manchester, M19 3XR
Flat 12, 13 Atlas Place, Manchester, M19 3XR
Flat 10, 13 Atlas Place, Manchester, M19 3XR
Flat 9, 13 Atlas Place, Manchester, M19 3XR
Flat 8, 13 Atlas Place, Manchester, M19 3XR
Flat 7, 13 Atlas Place, Manchester, M19 3XR
Flat 6, 13 Atlas Place, Manchester, M19 3XR
Flat 5, 13 Atlas Place, Manchester, M19 3XR
Flat 4, 13 Atlas Place, Manchester, M19 3XR
2B Stanhope Street, Manchester, M19 3WQ
Flat 3, 13 Atlas Place, Manchester, M19 3XR
Flat 2, 13 Atlas Place, Manchester, M19 3XR
Flat 1, 13 Atlas Place, Manchester, M19 3XR
2A Stanhope Street, Manchester, M19 3WQ
2 Stanhope Street, Manchester, M19 3WQ

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2