

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141970/FO/2025
Date registered valid: 12 February 2025
Proposal: Erection of a detached dwellinghouse and associated external works.
Address: Vacant Land To The South Of 54 Athol Road, Manchester, M16 8QN
Ward(s): Whalley Range Ward

Applicant: Mr Giwa
Agent (if any): Mr John Allen, Andrew Wallace Architects
Case officer: Ellie Knowles
Tel: 0161 219 6633
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Recommendation: Approve
Date of recommendation: 04 September 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 2 April 2025

Standard consultations:

Printed: 28 April 2025 Expired: 9 May 2025

Neighbour notifications

Printed: 14 May 2025 Expired: 24 May 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The site comprises vacant land at the end of a cul-de-sac of semi-detached and terraced red brick properties. The site is bounded by mature trees alongside the Fallowfield cycle loop on the south side and boundary fencing to no. 54 Athol Road on the north side, an end terraced property subdivided into four flats. The west side of the street is characterised by Edwardian red brick two and three storey terraced properties with mock Tudor timbering to front gables. The east side has two storey semi-detached properties.



Application site (2 April 2025)

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Planning permission is sought for the erection of a detached part two storey, part three storey, five bedroom, residential dwellinghouses including landscaping and off street car parking.

The proposed new dwelling is a contemporary design in red brick, with vertical proportioned windows. A taller three storey volume is proposed along the boundary with no. 54 (due north) and projecting two storey volume with roof terrace above alongside the treelined boundary to the south.

The design proposed is for a contemporary dwelling with a parapet at roof level and terrace to the southern side. A glass canopy is proposed to the principal elevation, alongside decorative panels to the front and rear ground floor elevations. The proposed materials would be of a red brickwork and aluminium fenestration, final details to be secured by condition.

To the front, there is lawned garden area and driveway facilitating off-road parking spaces. To the rear is a private garden. Soft landscaping is proposed around the site curtilage as detailed on P.02LD.P002: Proposed Landscape Plan.

Consultations & Notification Responses

Local responses

Five letters of representation were received from four local residents raising the following concerns:

- Loss of light and privacy
- Overbearing scale
- Poor design

These matters listed above are material planning considerations which will be addressed in the amenity appraisal.

- Existing parking congestion on Athol Road will be exacerbated – *The proposal exceeds the MCC residential parking requirement, two spaces off street.*
- Pedestrian/Cyclists impacts due to proximity to Fallowfield Loop entranceway – *MCC highways have advised inclusion of visibility splays in boundary treatment to ensure pedestrian/cyclist safety is considered, these have been shown on plan and submission of full/final details will be conditioned.*
- Disruptions due to construction phase – *A construction management plan will be required via pre-commencement condition to mitigate impacts on the highway network.*
- Loss of trees and habitats – *MCC Arboriculture and GMEU have reviewed this proposal and support in principle subject to conditions.*
- Uncertainty that the dwelling could be a HMO/other planning use – *The property would be conditioned to planning use Class C3(a), a residential dwellinghouse, any departure from this class would require full planning permission and unauthorised use deviation could instigate enforcement investigation.*

- Foul sewage connection – *A pre-commencement condition requiring submission and approval of a drainage scheme has been imposed.*

Consultee responses

Highway Services - No objections to the proposal but recommend conditions relating to electric vehicle charging, secure cycle parking and construction management plan.

Environmental Health - No objections to the proposal subject to the attachment of conditions relating to construction management, residential sound insulation, waste management, air quality and contaminated land.

Flood Risk Management – No comments received.

Neighbourhoods (trees) - No objections, subject to BS:5837 being strictly adhered to.

The trees listed for removal are medium to low quality assets. The loss of the assets in question will have little impact on the site as this site backs onto the Fallowfield loop which has trees lining the site.

Any excavation work should be kept to a minimum within the RPA and where excavation work is necessary, this should be done using hand dig methods to minimise root disturbance.

Greater Manchester Ecology Unit –

The application was accompanied by a Preliminary Ecological Appraisal, a Biodiversity Impact Assessment (Biodiversity Net Gain report) and a Small Sites Metric. The Appraisal found the site to have some but limited ecological value. The site does support trees and scrub that could be used by nesting birds.

The Appraisal also makes precautionary recommendations to protect other species during construction works. We would advise that these be included within any Construction Environmental Management Plan for the site.

The submitted Metric and BNG report indicate that the required level of net gain can be achieved at this site for both area and linear habitats. To ensure that the claimed gains are delivered, GMEU would recommend long term management and monitoring will be required.

Conditions relating to a HMMP, Bat and Bird Boxes and works to trees and shrubs are requested.

Oliver West (Sustainable Travel) – No comments received.

Relevant Planning History

At the application site –

140598/FO/2024 – Erection of a single detached family dwellinghouse (Class C3) and associated external works. Withdrawn 02.10.2024.

History of negotiations

The planning officer requested submission of street scene elevations, revised plans showing articulation and architectural expression to be incorporated to front façade and aluminium fenestration, alongside additional highways information.

The agent submitted revised plans 25/04/2025 and 08/05/2025, which addressed initial design and highway safety concerns as such the application was assessed accordingly.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat9 – Southern Areas: This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

JP-S1 – Sustainable Development: To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

JP-S2 – Carbon and Energy: This policy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures.

JP-S4 – Flood Risk and the Water Environment: This policy informs Sustainable flood management.

JP-H1 – Scale, Distribution and Phasing of New Housing Development: The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

JP-H3 – Type, Size and Design of New Housing: States that all new dwellings must:

1. Comply with the nationally described space standards; and
2. Be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

JP-G8 – A Net Enhancement of Biodiversity and Geodiversity: Net enhancement of biodiversity resources will be sought through local planning and associated activities.

JP-P1 – Sustainable Places: Sets out the Greater Manchester City Regions ambitions to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

H 1 – Overall Housing Provision (partially superseded by PfE)

H 3 – North Manchester

T 1 – Sustainable Transport (partially superseded by PfE)

T 2 – Accessible areas of opportunity and need

EN 9 – Green Infrastructure

EN 14 – Flood Risk (partially superseded by PfE)

EN 15 – Biodiversity and Geological Conservation (partially superseded by PfE)

EN 16 – Air Quality (partially superseded by PfE)

EN 17 – Water Quality

EN 18 – Contaminated Land and Ground Stability

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC7 – New Housing Development

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- The Manchester Green and Blue Infrastructure Strategy (G&BIS)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Design for Access 2

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester’s Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes

- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 5 (Delivering a sufficient supply of homes) is of relevance:

Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

In addition to the above, Section 12 (Achieving well-designed places) is of relevance:

Paragraph 135 states that policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of detached dwellinghouse with five bedrooms, off road parking, hard and soft landscaping and boundary treatment is considered acceptable. The proposed dwellinghouses would make best use of the site to provide a new dwellinghouse, adding to the diversification of housing stock in the area. The site is also appropriately situated within a sustainable location close to local amenities and existing housing stock.

It is therefore considered acceptable and in principle accords with policies H1 and H6 of the Manchester Core Strategy.

This is subject to further consideration of the impacts upon residential and visual amenity and the character of the area.

Impact on visual amenity and the streetscene:

Visual Amenity - Given the residential character of the immediate neighbourhood and the fact it is made up of a variety of dwellings, predominantly two and three storeys in height, it is not considered that erecting a part two-storey, part three-storey detached dwellinghouse on this site would have an unduly detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Design, Siting, Scale, and Massing – Whilst the application proposal has been designed to a contemporary form comprising flat parapet roofs, its scale and materiality is considered to reflect the character of the surrounding area. The proposed materiality of the proposal will be secured via condition requiring samples prior to commencement of above ground construction works.

The proposed dwellinghouse would be arranged across three storeys, with second floor roof terrace to the south.

The proposed elevations have been revised to incorporate chamfered windows (north and east elevations) and additional brick detailing, which would elevate the appearance of the front and side elevations of the building when viewed from the street scene, Athol Road, by adding architectural interest, depth and texture. Combined with aluminium windows, the revised development is considered to present a high-quality stand-alone dwelling, subject to materials and window bay study secured by condition. It is acknowledged that the proposed flat roof form would present contrast with the adjacent residential buildings, however as the property would be recessed within the site curtilage, it would only be afforded glimpsed views from the street scene (southbound) and be perceived as a contemporary stand-alone building. As such, the proposed detached property is considered to accord with the design principles and guidance contained in the Guide to Development in Manchester SPD.

The proposal makes efficient use of the vacant land available, to provide a five-bed detached dwellinghouse with landscaping. The proposed scale of the new dwellinghouse would reflect the height of the terraced properties adjacent, due north.

It is considered that the proposed layout provides a satisfactory balance between built form and amenity space given the size constraints for the site and local pattern of development. There is space within the rear garden of the property to accommodate cycle storage and waste management, which is proposed and a condition to that effect will be attached to any consent granted.

The recessed arrangement fulfils the potential of the site, without compromising the character and appearance of the area, or the setting of adjoining buildings. As such, the proposed layout is considered acceptable on balance.

The proposal therefore accords with policies SP1, DM1, H1 and H6 of the Core Strategy.

Impact on residential amenity:

Overlooking – The proposed dwellinghouse is designed to have principal windows affording outlook over the front (east) and rear (west) gardens. These principal windows do not give rise to any privacy issues, due to interface distances retained between nearest elevations. Windows are proposed in the northern and southern side elevations, to the northern elevation facing no.54, 1.no ground floor, 1.no first floor and 1.no second floor is proposed. A second-floor roof terrace is proposed along the southern side of the property with privacy screen sited across the entire western side. A condition is proposed requiring the ground, first and second floor windows in the northern side elevation, opposite no.54 and roof terrace screen to be obscurely glazed (level 5 Pilkington scale) in perpetuity.

Daylight/Overshadowing/Scale - The proposed detached dwellinghouse would be adjacent to side elevations of no.54 Athol Road, a sub-divided three storey dwelling with two storey rear extension. This extended neighbouring property features fenestration in the southern facing side elevations opposite the development. These neighbouring windows are understood to serve a second bedroom at ground floor (flat 1), separate kitchens at first (flat 2) and second floors (flat 3) and a secondary bedroom window at first floor (flat 4 extended element).

Given the orientation of the proposed detached dwellinghouse sited due south/southwest of no.54 Athol Road and position set back within the site curtilage, overshadowing over the adjacent driveway and the neighbouring southern side elevations is anticipated in the afternoon/evening hours only.

The two existing windows at ground floor, to serve flat 1, are acknowledged as the sole windows afforded to a bedroom, however the proposal has been designed to sit back within the application site to address potential loss of light. These neighbouring windows afford 5.3m distance to the site boundary and 6.4-12.7m interface distance maintained between nearest elevations. The sunlight path would enable these windows to maintain direct sunlight until midday. The loss of light to these windows was weighed against the benefits of the development and considered acceptable on balance. Any overshadowing of the neighbouring driveway is not considered harmful, given that this is not usable amenity space.

The height of the proposed detached dwelling is very relatable in height to this existing neighbouring property (no.54). On balance it is therefore considered that it would not have a significantly overbearing impact on the adjacent properties.

Whilst it is acknowledged that the proposal would create built development on this formerly undeveloped and vacant site, the aforementioned principal windows are not considered to give rise to undue privacy issues.

Noise - Given the proposal is for a single family dwellinghouse and the domestic nature of the activity that would be associated with it, it is not considered that the proposal would be an inherently noise generating development. The proposal will be conditioned to remain a C3(a) planning use.

Space Standards - The City Council adopted the Manchester Residential Quality Guidance in March 2017 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments.

For a 5B/8P, 3 Storey dwellinghouse, the minimum space standard is 134 square metres of floorspace, the proposed dwellinghouse would be approximately 299 square metres, which is compliant.

Overall, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties and future occupants.

Impact on Highway Safety:

Car Parking

The proposed development provides space for two off-street spaces with vehicular and pedestrian access being taken off Athol Road, as existing.

The scheme has been revised to incorporate permeable timber fencing (extending 2m from gates as visibility splay) and double gates above the 600mm, which is now considered acceptable by Highway Services.

Electric Vehicle Charge Points

A condition requiring the installation of an electric vehicle charging point will be attached to any consent granted. It will require details of the charging unit to be submitted to ensure that it has the correct charging capacity, i.e. a minimum of 7kw.

Cycle parking

The applicant has proposed cycle storage facilities within the rear garden, a condition requiring the full details of secure cycle storage will be attached to any consent granted.

Disabled Access:

As level access would be provided into the property to both the front and rear and there is generous circulation space, the level of provision is considered acceptable.

Trees / Landscaping:

There are existing trees that sit along the southern boundary with the Fallowfield loop which will be removed to facilitate the development. MCC Arborists have considered the proposal and conclude that the trees listed for removal are medium to low quality assets. As such, the loss of

the assets in question are considered to pose minimal impact on the site, as this site backs onto the Fallowfield loop which has trees lining the site that will be retained (not within the site edged red).

Plan ref P.02LD.P002: Proposed Landscape Plan, shows areas of proposed planting, alongside retention of trees and hedges along site boundaries.

A condition is proposed requiring submission of a hard and soft landscaping scheme. In addition to a condition requiring the full details of boundary treatment (retained and proposed) will be attached to any consent granted.

Biodiversity Net Gain:

The submitted Metric and BNG report indicate that the required level of net gain can be achieved at this site for both area and linear habitats. To ensure that the claimed gains are delivered, GMEU recommend long term management and monitoring will be required via planning condition (18).

Crime Prevention:

The proposal does not raise any crime prevention issues. Whilst the boundary fence is to a height of 1.8m this is considered acceptable as there is well established planting and shrubs that supplement the boundary treatment. A condition requiring the development to achieve Secured by Design accreditation is suggested in this instance.

Air Quality:

During the construction phase of the development there is the potential for air quality impacts. However, assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks and construction is predicted to be negligible. It is considered that the attachment of a Construction Management Condition would ensure that appropriate measures are implemented during the construction phase.

It is recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the site. However, given the proposal is for a single dwelling, the overall significance of potential impacts is considered to be low.

As a result of the above and given the provision of a vehicle charging point, it is considered that the proposal would not have a detrimental impact upon the air quality levels experienced within the vicinity of the site.

Environmental Standards:

A condition is recommended relating to the submission of details of appropriate environmental standards and associated renewable energy features.

Refuse Storage:

The applicant has proposed domestic refuse storage facilities within the rear garden, which satisfy the City Councils requirements. A condition requiring submission of a scheme for the storage and disposal of refuse will be attached to any consent granted.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 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. The revised application has been approved in accordance with both national and local policies.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- o P.02LD.P002: Proposed Landscape Plan
- o P.1984.24 REV B: Arboricultural Impact Assessment (Prepared by Ascerta; dated 22 January 2025)
- o P.1984.24A: Biodiversity Impact Assessment (Prepared by Ascerta; dated January 2025)
- o P.1984.24: Preliminary Ecological Appraisal (Prepared by Ascerta; dated July 2024)
- o Tree Survey (Prepared by Ascerta; dated 16 April 2024)
- o BNG Small Sites Metric (Prepared by Alex Rose; dated 7 August 2024)
- o P.1984.24.01: Tree Survey Plan (Prepared by Ascerta; dated 16 April 2024)

Stamped as received by the City Council as Local Planning Authority on 23/01/2025.

- o P.03GA.E001 REV A: Proposed East Elevation
- o P.03GA.P000 REV A: Proposed Ground Floor Plan
- o P.03GA.P001 REV A: Proposed First Floor Plan
- o P.03GA.P002 REV A: Proposed Second Floor Plan
- o P.05D.S001 REV A: Typical Window Reveal Section Detail

Stamped as received by the City Council as Local Planning Authority on 25/04/2025.

- o P.03GA.E001 REV A: Proposed East Elevation with boundary fence
- o P.03GA.E002 REV B: Proposed South Elevation (side)
- o P.03GA.E003 REV B: Proposed West Elevation (rear)
- o P.03GA.E004 REV B: Proposed North Elevation (side)
- o P.02LD.P001 REV B: Proposed Site Plan

Stamped as received by the City Council as Local Planning Authority on 08/05/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt, a sample brick panel shall be erected on site for inspection showing the decorative brick detailing, mortar mix, coursing, and colouring.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 Core Strategy for the City of Manchester.

4) Before the commencement of above ground construction works, a window bay study elevation drawing at 1:20 scale shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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 the 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.

6) Prior to the first occupation of the development hereby approved, the second floor terrace screen to the western (rear) elevation and windows in the ground, first and second floors of the northern (side) elevation of the property 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.

7) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- I. Display of an emergency contact number;
- II. Details of wheel washing;
- III. Compound locations where relevant;
- IV. Location, removal and recycling of waste;
- V. Routing strategy and swept path analysis;
- VI. Parking of construction vehicles and staff;
- VII. Sheeting over of construction vehicles.
- VIII. Parking of construction vehicles and staff;
- IX. Measures to control noise and vibration;

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

8) a) Prior to the commencement of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) The car parking indicated on drawing referenced P.02LD P001 Rev B: Proposed Site Plan shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The car parking spaces shall then be available at all times whilst the dwellings are occupied.

Reason- To ensure that there is adequate parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

10) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence.
- Finalised surface water drainage layout including all components, levels and connectivity.
- Evidence of connection approval in principle.
- Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

11) Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of a electric vehicle charging point have been submitted to and approved by the City Council as Local Planning Authority. The approved charging point shall be provided prior to first occupation and retained thereafter.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

12) a) Prior to the commencement of the development hereby approved, a scheme for acoustically insulating the proposed residential accommodation against noise from Mauldeth Road West and Alexandra Road South shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night-time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential unit, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

13) Prior to the first occupation of the development hereby approved, full and final details of a secure and sheltered cycle store shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

14) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to 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 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. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

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.

15) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved 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.

16) Prior to the first occupation of the development hereby approved, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details at all times thereafter.

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 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

17) Notwithstanding details shown on approved plans, prior to the commencement of above ground works, detailed drawings of the boundary treatment and samples, including the entrance gates and gate posts, shall be submitted to and approved in writing by the City Council as local planning authority. The approved boundary treatment scheme shall be implemented prior to the occupation of the development hereby approved and shall remain in-situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

18) Prior to the commencement of the development hereby approved, a written 30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question shall be submitted to and approved in writing by the LPA. The approved HMMP shall relate to all 'significant' biodiversity gains on site and will be strictly adhered to and implemented in full for its duration and shall contain:

- A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.

- B) Descriptions of the management operations necessary to achieving aims and objectives.
- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
- D) Details of monitoring needed to measure the effectiveness of management.
- E) Details of the persons responsible for the implementation and monitoring.
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
- G) Reporting on years 1, 2, 5, 10, 20 and 30.

Reason - To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and policies EN15 of the Core Strategy.

19) The hard and soft landscaping scheme approved by the City Council as local planning authority, shown on Proposed Landscape Plan, no. P.02LD.P002, received on 23 January 2025, shall be implemented not later than 12 months from the date of completion of building 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 Manchester Core Strategy.

20) Prior to any site clearance or construction works, a Reasonable Avoidance Measures (RAM) method statement, in relation to badgers, hedgehog and other mammals, shall be submitted to and approved in writing by the City Council as local planning authority. The approved RAMS shall be implemented as part of the development and remain in place for the duration of the construction period.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

21) Prior to the first occupation of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

22) Prior to above ground works commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The development shall only be implemented in accordance with the agreed measures.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

23) No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared 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 to the local planning authority.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy EN9 and EN15 of the Manchester Core Strategy.

24) All trees, shrubs and hedges within the development and / or trees whose root structure may extend within the development which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason- In order to avoid damage to trees/ shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Manchester Core Strategy.

25) 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, extensions, additional fenestration, roof alterations, porches or outbuildings shall be erected other than those expressly authorised by this permission.

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

Informatives

1) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

2) The proforma/ Waste Management Strategy for condition (7) must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location;
- Details of number and capacity of bins proposed and collection frequency.
- Other details as per 'Waste Proforma v1.0' - refer to guidance at:
http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

3) MCC records highlight that the underground Dog Kennel Brook is located within close proximity to the site (approximately 12 m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during

excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.

4) The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

5) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Oliver West (Sustainable Travel)

Flat 4, 54 Athol Road, Manchester, M16 8QN
Flat 1, 54 Athol Road, Manchester, M16 8QN
135 Alexandra Road South, Manchester, M16 8NU
43 Athol Road, Manchester, M16 8QW
35 Athol Road, Manchester, M16 8QW
46 Athol Road, Manchester, M16 8QN
Flat 3, 54 Athol Road, Manchester, M16 8QN
Flat 2, 54 Athol Road, Manchester, M16 8QN
41 Athol Road, Manchester, M16 8QW
39 Athol Road, Manchester, M16 8QW
37 Athol Road, Manchester, M16 8QW
52 Athol Road, Manchester, M16 8QN
50 Athol Road, Manchester, M16 8QN
48 Athol Road, Manchester, M16 8QN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA