

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142731/JO/2025

Date registered valid: 2 May 2025

Proposal: Variation of condition 2 (approved plans) from planning approval reference 127241/FO/2020 to allow amendments including: introduction of front and rear roof dormers, reconfiguration of the attic dormer space, reconfiguration of the ground floor to amend the position of the front entrance together with associated elevation alterations including repositioning of stair rises, alteration of cladding material, amendments to floor heights to rationalise floor levels, internal layout amendments, repositioning of rooflights, installation of 1no. additional rooflight, and updated landscaping scheme.

Address: 515 Barlow Moor Road, Manchester, M21 8AQ

Ward(s): Chorlton Park Ward

Applicant: Mr Peter Armistead APL

Agent (if any): Mr Simon James, Simon James Arq Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 June 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 20 May 2025

Standard consultations: Printed: 29 May 2025 Expired: 19 June 2025

Neighbour notifications: Printed: 29 May 2025 Expired: 19 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a short parade comprising 5no. commercial units with 6no. self-contained flats above. The site is located on the western side of Barlow Moor Road in close proximity to the junction with High Lane. The building itself is set behind a 4.2m deep private forecourt, previously used for parking and consists of a part-two / part-three storey building constructed of red facing brick with a grey slate dual pitch roof and white-painted timber and uPVC framed windows. There are 2no. two-storey side extensions on either side of the building, which sit significantly lower than the main body of the host building, both of which are constructed of redbrick with grey slate tiled roofs. There is an ornate central parapet with small shed-type dormers located on either side. Whilst the first-floor of the building is architecturally characterful, the ground-floor, which projects forward of the upper floors comprises an eclectic mix of shopfronts and an entrance to the flats above. The site falls away to the rear with the rear elevation of the building effectively forming three storeys, the additional floor being a basement/lower-ground floor. There are 2no. three-storey outriggers on the rear of the main building. At the rear of the property is a garden/amenity space which exists in an overgrown state, featuring a number of mature trees and bushes.

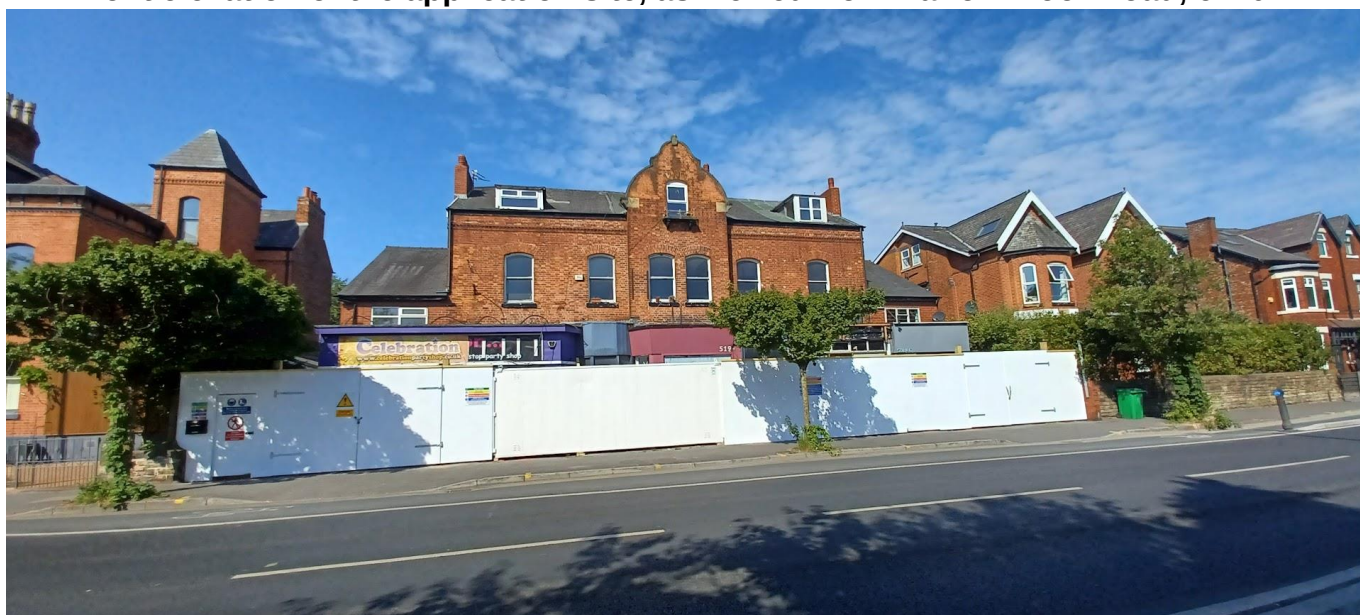
The application site is situated within Chorlton District Centre. This is a linear centre based on Barlow Moor Road/Manchester Road and Wilbraham Road. There are two main concentrations of commercial activity within the centre, based on Barlow Moor Road/Manchester Road Wilbraham Road junction in the north and south of High Lane. The areas in between are a mix of commercial and residential uses.



Application site, as viewed on Google Maps



Front elevation of the application site, as viewed from Barlow Moor Road, c. 2021



Front elevation of the application site, as viewed from Barlow Moor Road, 2025



Rear elevation of the application site, 2025



Relationship to No.513 Barlow Moor Road



Relationship to No.523 Barlow Moor Road



Rear garden/amenity space



Rear garden/amenity space



Rear garden/amenity space

Description of development

Planning permission was granted by the Planning and Highways Committee under 127241/FO/2020 for the change of use of No.515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of No.517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three-storey rear extension to No.517 and 519 Barlow Moor Road, 3no. front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces in July 2021.

The applicant is now seeking to vary condition 2 (approved plans) of this planning approval 127241/FO/2020 to allow amendments including: introduction of front and rear roof dormers, reconfiguration of the attic dormer space, reconfiguration of the ground floor to amend the position of the front entrance together with associated elevation alterations including repositioning of stair rises, alteration of cladding material, amendments to floor heights to rationalise floor levels, internal layout amendments, repositioning of rooflights, installation of 1no. additional rooflight, together with an updated landscaping scheme, in light of the recent tree removals on site.

Planning history

F/AD04143 – No.521B Barlow Moor Road - Illuminated fascia sign – Approved (06.10.1983).

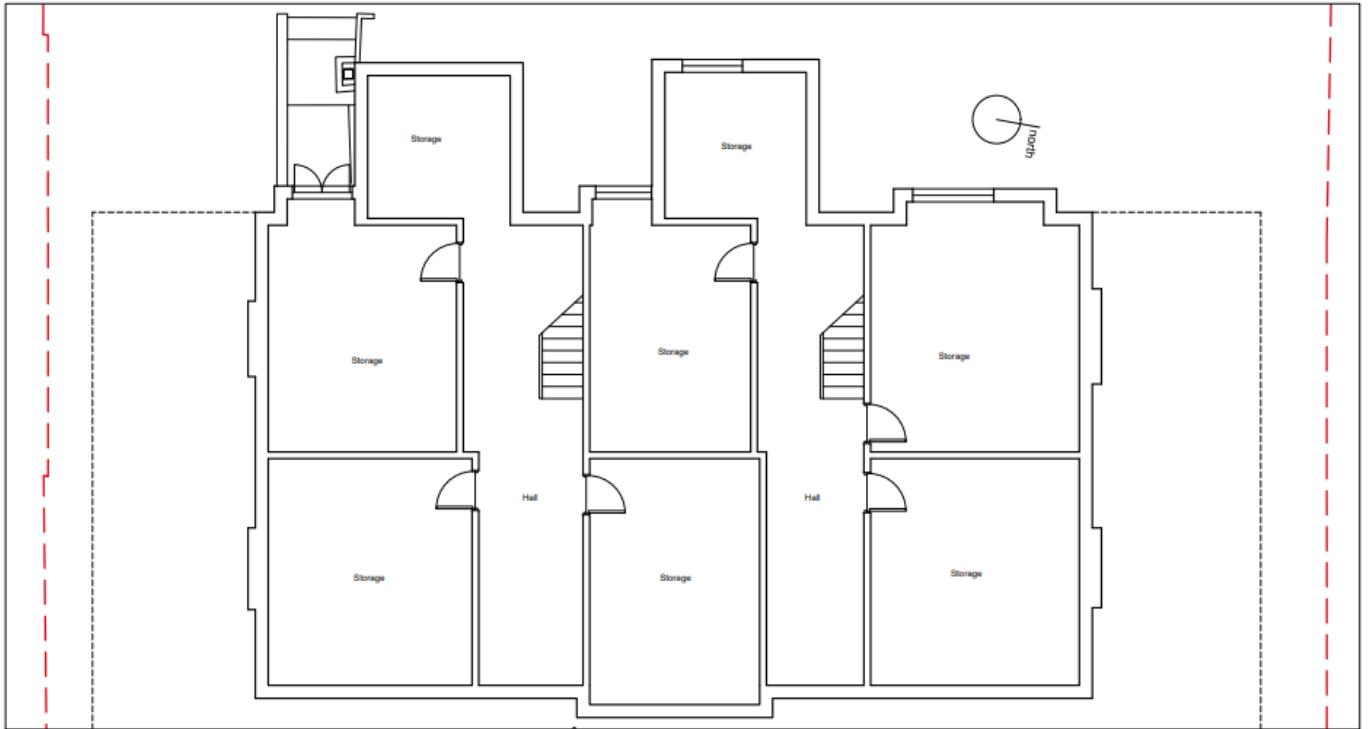
032522 – No.519 Barlow Moor Road - Change of use from retail to office – Approved (03.11.1988).

127241/FO/2020 – No.515 to 521 Barlow Moor Road - Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of No.517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to No.517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces – Approved (05.07.2021).

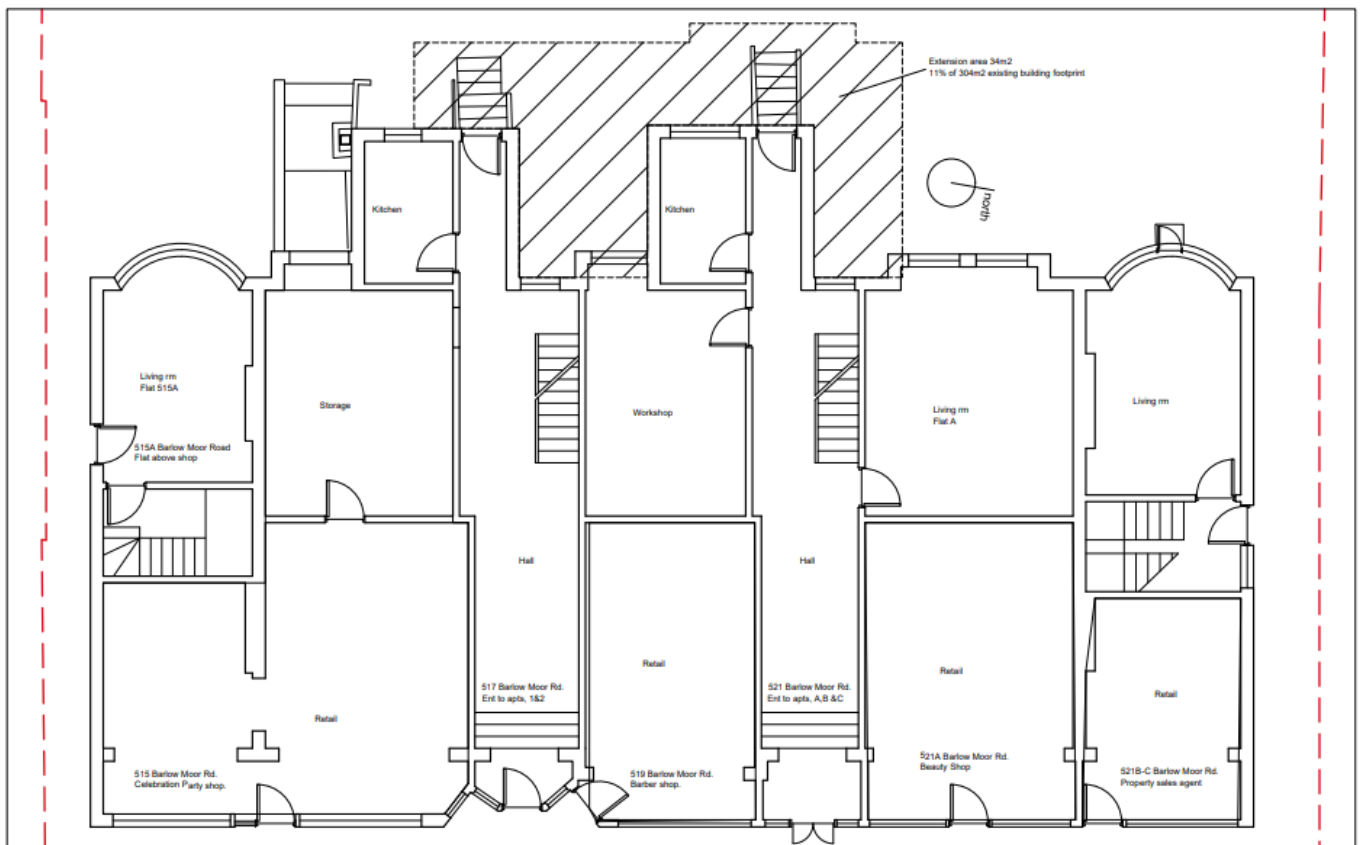
CDN/22/0023 – No.515 Barlow Moor Road - Discharge of Condition 11 Himalayan Balsam attached to planning permission reference 127241/FO/2020

CDN/25/0277 – No.515 to 521 Barlow Moor Road - Discharge of Conditions 12 (Construction Management Plan), 13 (Noise) and 15a (contamination) attached to planning permission 127241/FO/2020 – Approved (13.06.2025).

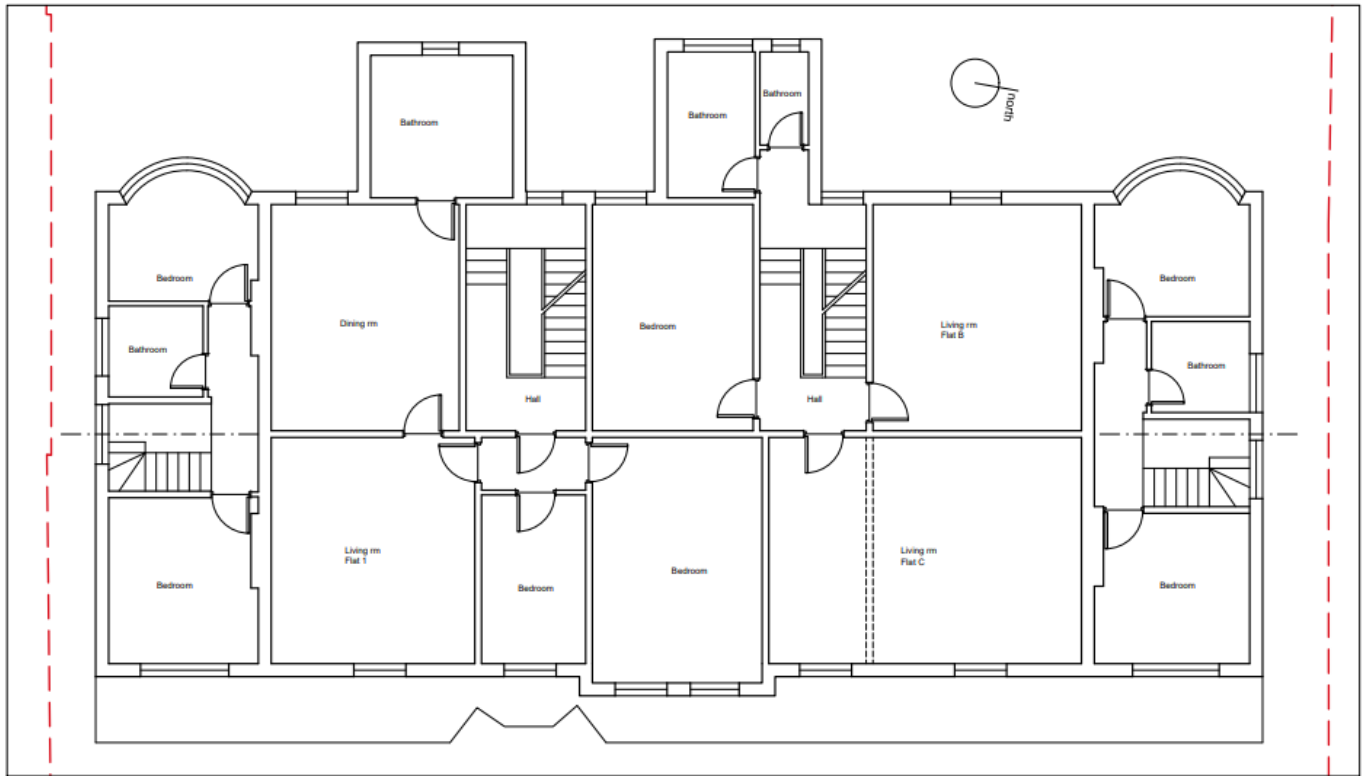
CDN/25/0389 – No.515 Barlow Moor Road - Discharge of Conditions 19 and 22a (bats) attached to planning permission 127241/FO/2020 – Approved (13.06.2025).



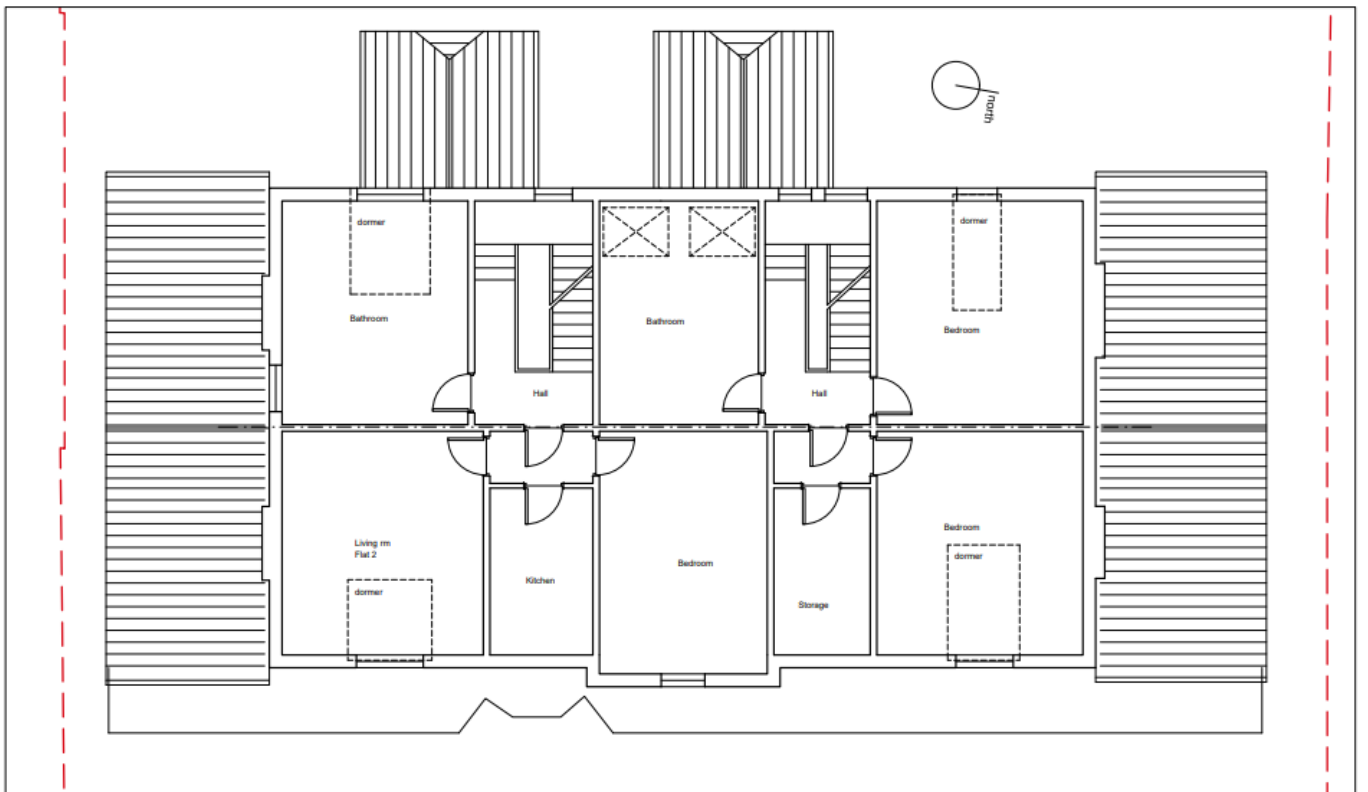
Submitted existing lower ground floor plan



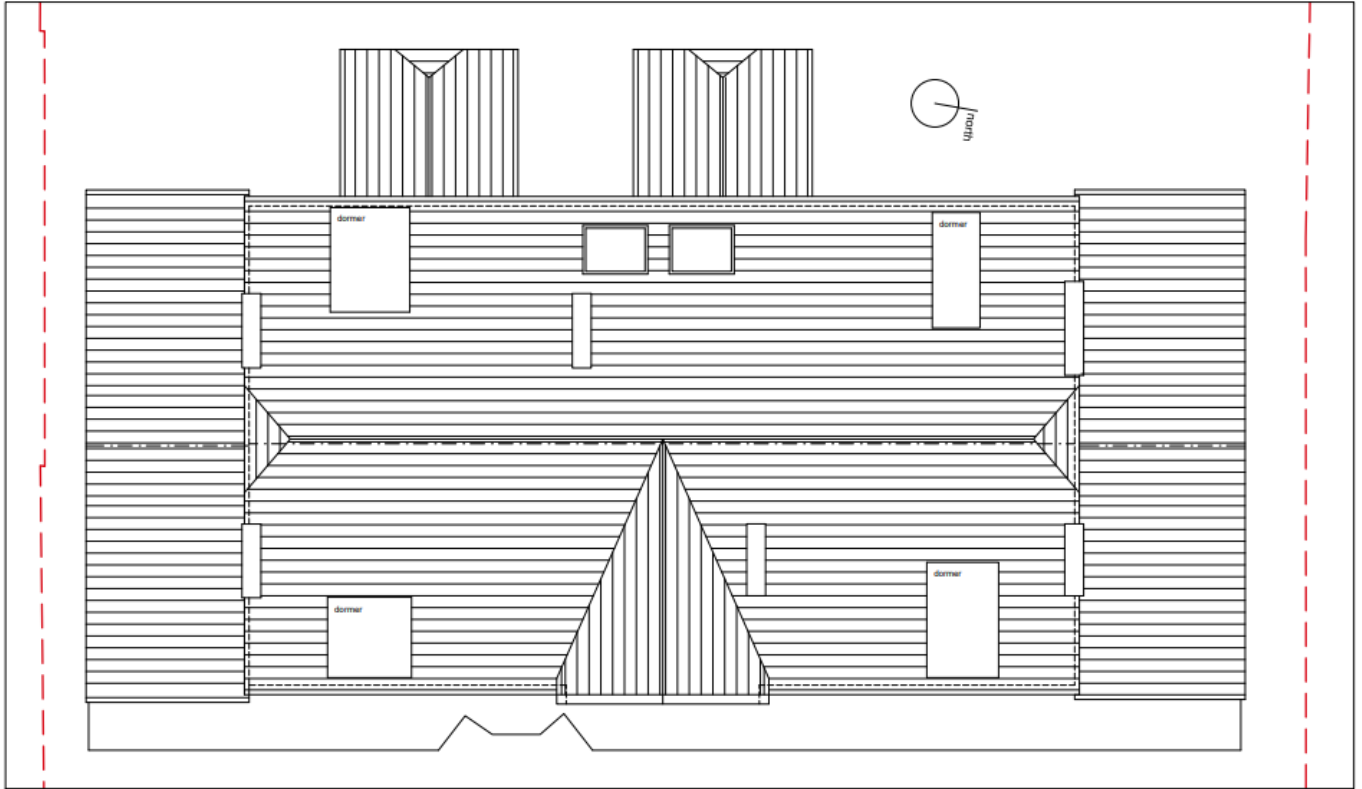
Submitted existing ground floor plan



Submitted existing first floor plan



Submitted existing second floor plan



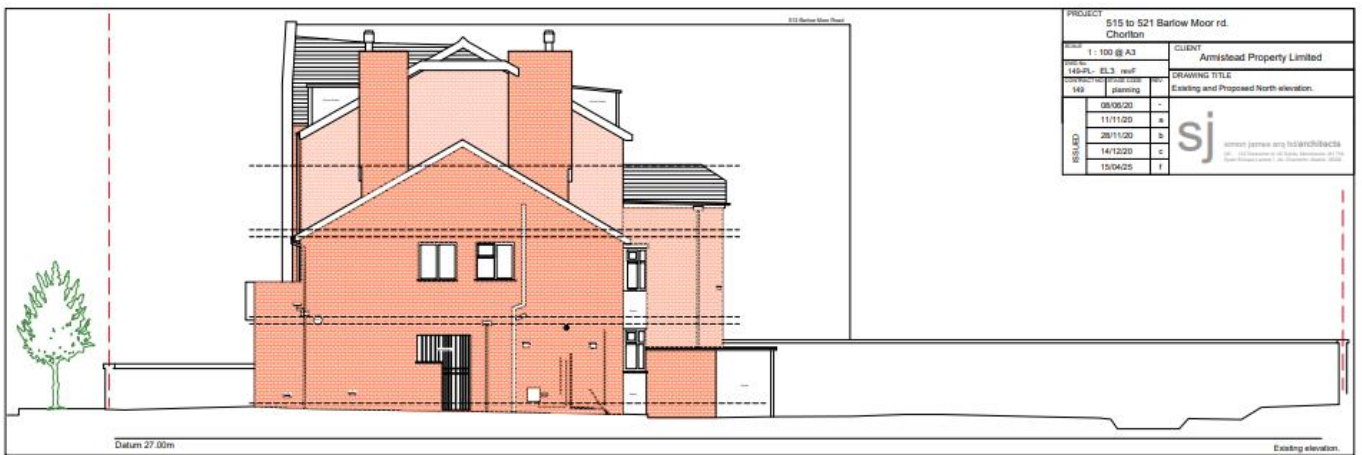
Submitted existing roof plan



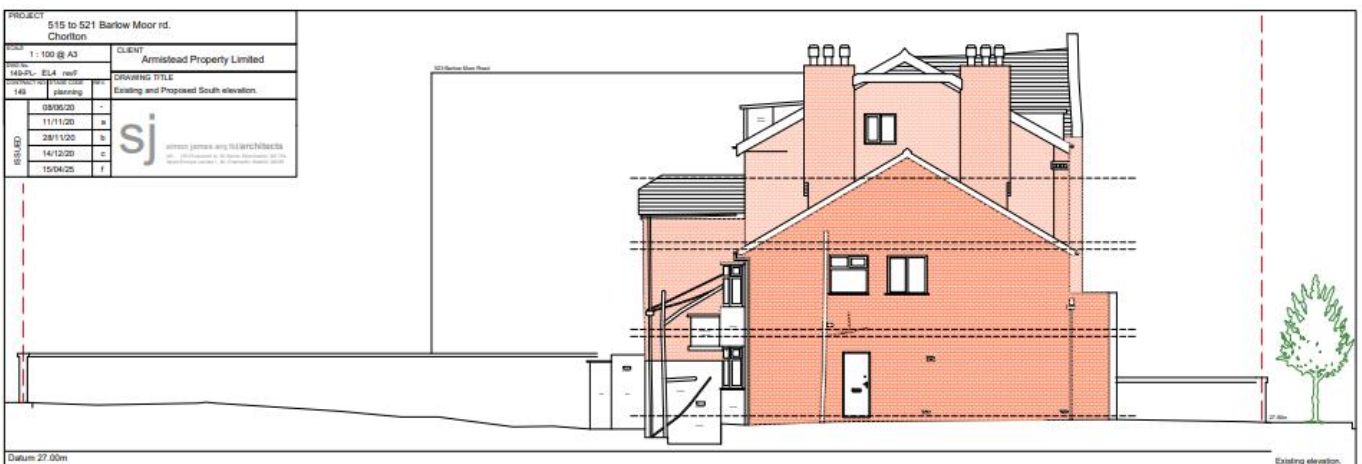
Submitted existing front elevation



Submitted existing rear elevation



Submitted existing northern side elevation



Submitted existing southern side elevation

Consultations & Notification Responses

One letter of objection was received from one local resident in response to the application. Their concerns are summarised as follows:

- Intensified overlooking and loss of privacy as a result of high-level windows and outdoor terraces together with additional dormers.
- Increased noise and loss of amenity as a result of the outdoor terraces servicing the flats generating additional noise disturbance during evenings and weekends.
- Inadequate parking provision and road safety. 6no. parking spaces is insufficient to accommodate the expected number of tenants of the 11no. self-contained flats. This would result in an increase in on-street parking exacerbating existing congestion issues.
- Risk to a protected tree in a neighbouring garden as a result of the works, including its extensive root system.
- Drainage and flood risk. Existing drainage issues in the area would be exacerbated by the development, leading to further flooding and possible damage.
- The proposed building work is likely to materially affect the quality of life, safety, and environmental integrity of the surrounding area.

In response to the first consultation, **Highways Services** made no objection to the proposal, indicating that all previous Highways comments and conditions relating to the original consent 127241/FO/2020 remain relevant, in terms of highway amendments, cycle parking, construction management, and servicing requirements.

Greater Manchester Ecology Unit made no objection to the proposal, indicating that they do not materially change the level of risk to bats already covered through conditions 19 and 22a of the original consent 127241/FO/2020.

Environmental Health made no objection to the proposal, offering no further comments.

Neighbourhood Team Leader (Arboriculture) made no objection to the proposal from an arboricultural perspective, indicating that there are only a couple of high value trees in the rear garden of this site and they are both listed for retention on the updated landscaping strategy. Further information was submitted in relation to the root protection areas of the street trees to the front of the property and the **Neighbourhood Team Leader (Arboriculture)** made no objection to these arrangements, indicating that the 20% encroachment is within the accepted encroachment limits as determined by BS:5837. The trees to the front of this property are valued by the local community and any negative impact caused as a result of the development, would not be taken lightly.

In response to the second consultation (in light of the updated landscaping strategy), **Highways Services** made no objection to the proposal, indicating that all previous Highways comments and conditions relating to the original consent 127241/FO/2020 remain relevant, in terms of highway amendments, cycle parking, construction management, and servicing requirements.

Greater Manchester Ecology Unit made no objection to the proposal, indicating that they do not materially change the level of risk to bats already covered through conditions 19 and 22a of the original consent 127241/FO/2020.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy T1 – Sustainable Transport
- Policy EN9 – Green Infrastructure
- Policy EN15 – Biodiversity and Geodiversity
- Policy EN19 - Waste

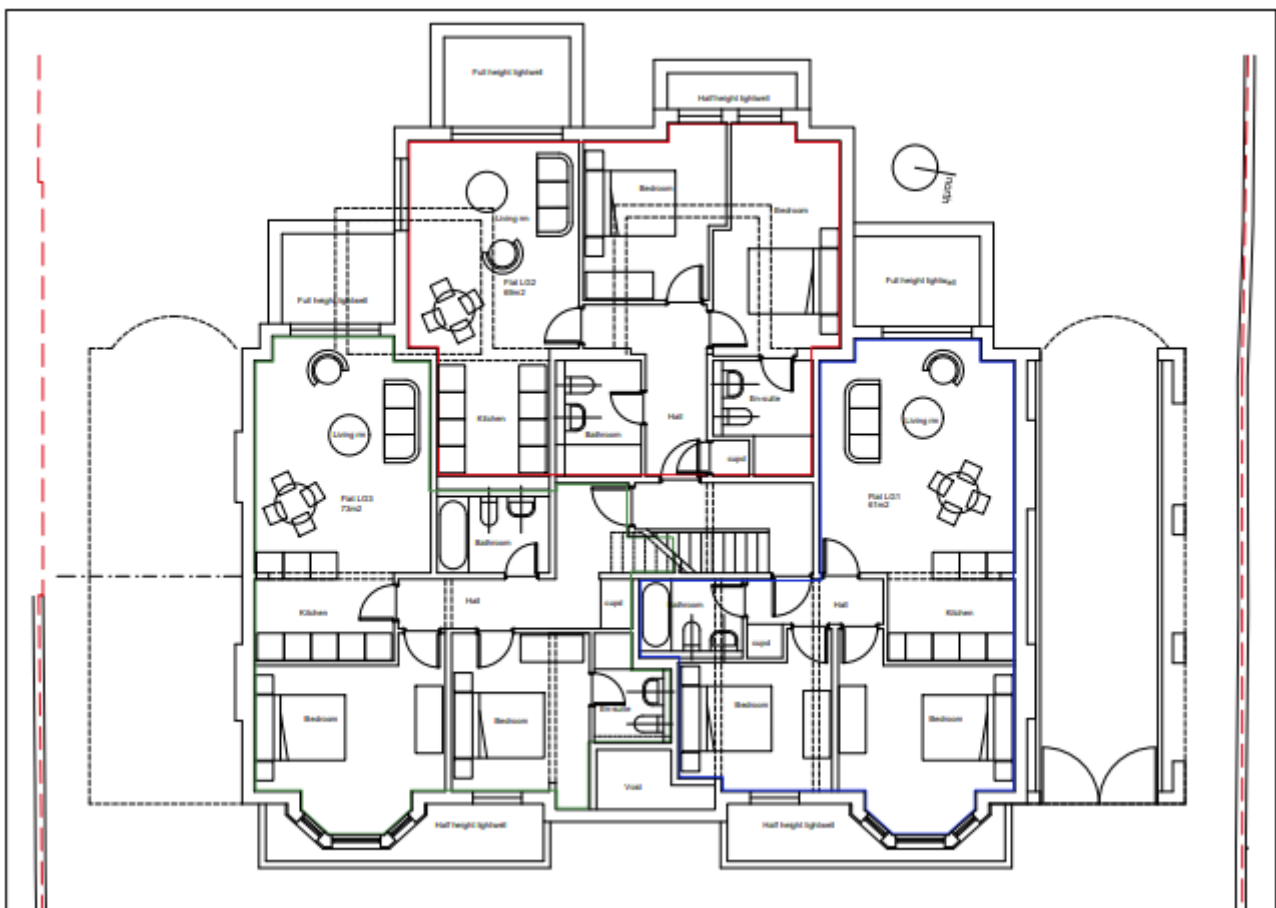
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

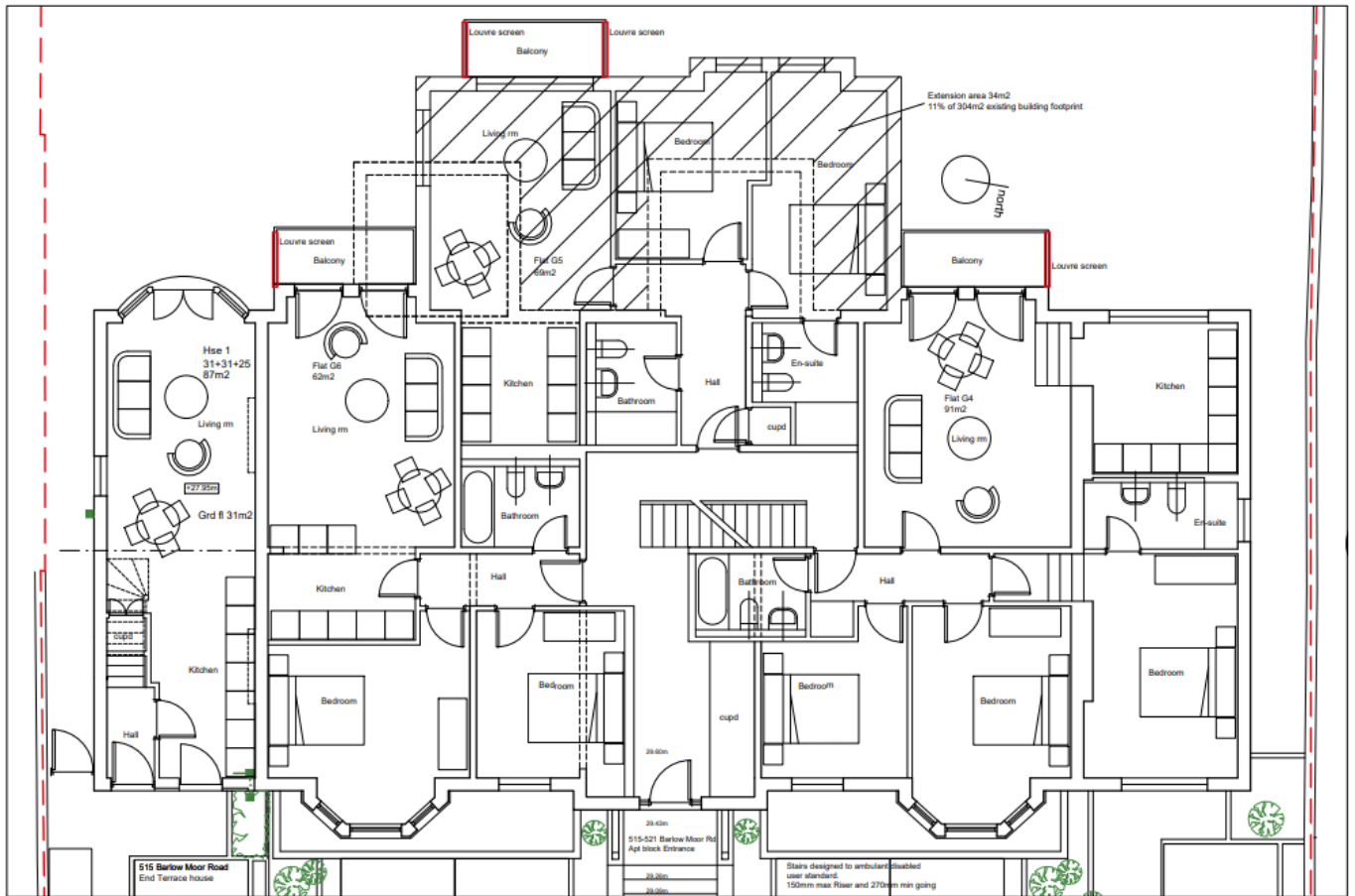
Manchester Residential Quality Guidance (2017)

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.

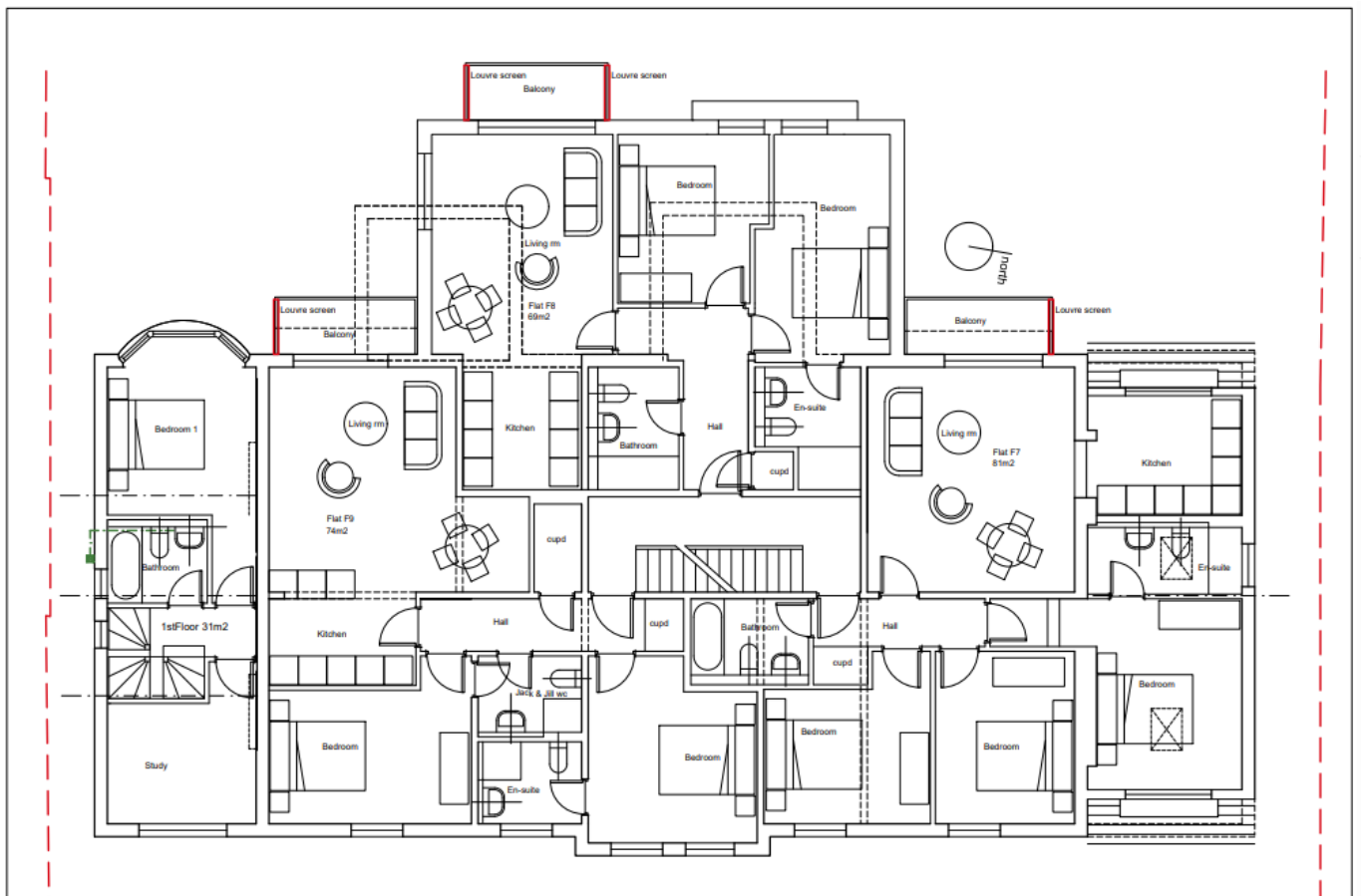
- Policy JP-S1: Sustainable Development
- Policy JP-P1: Sustainable Places



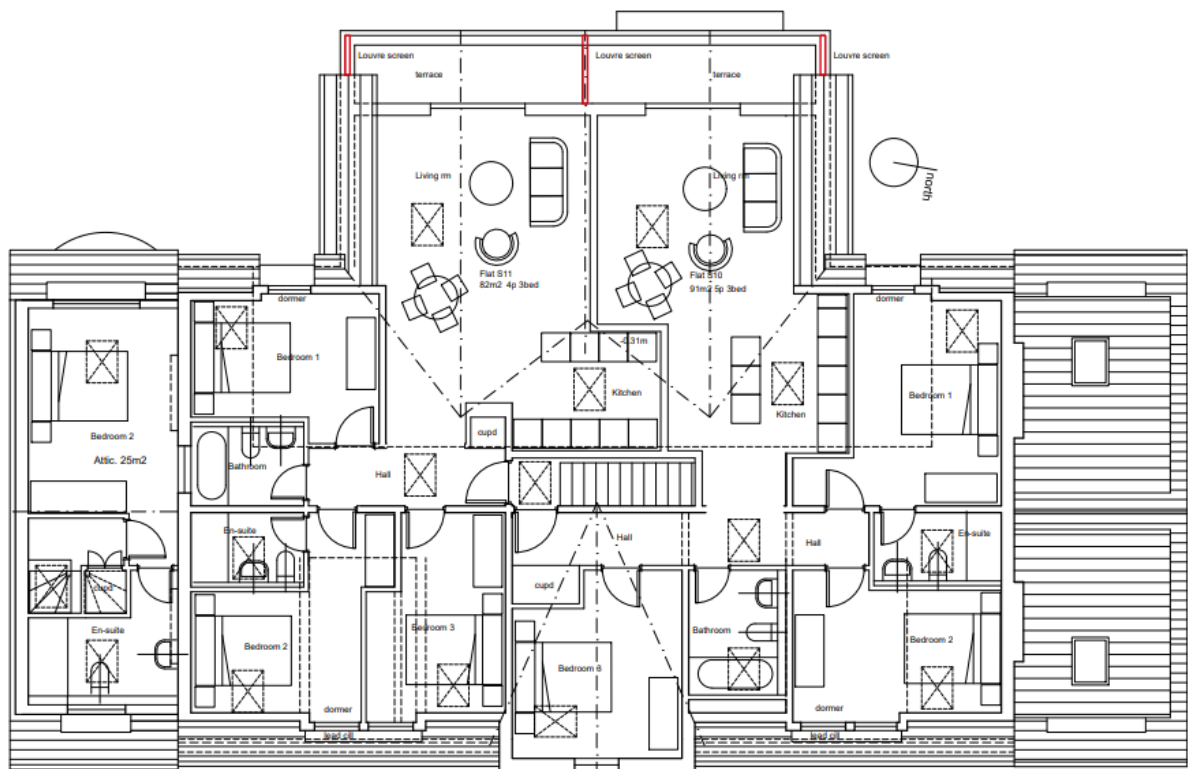
Submitted proposed lower ground floor/basement plan



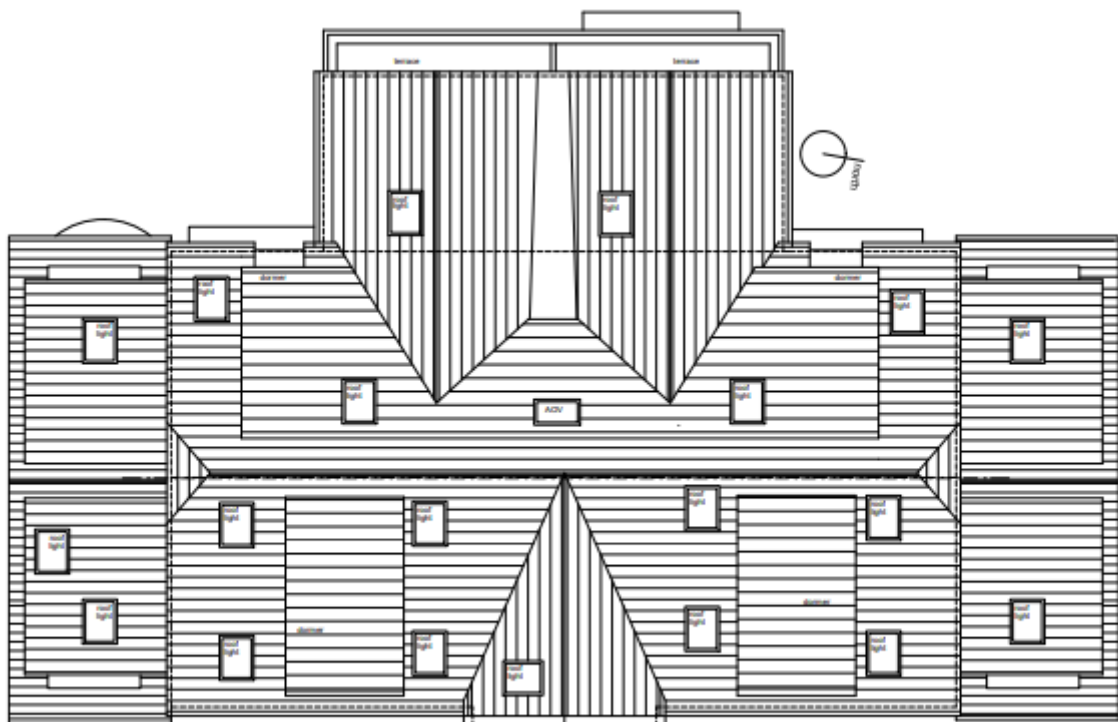
Submitted proposed ground floor plan



Submitted proposed first floor plan



Submitted proposed second floor plan



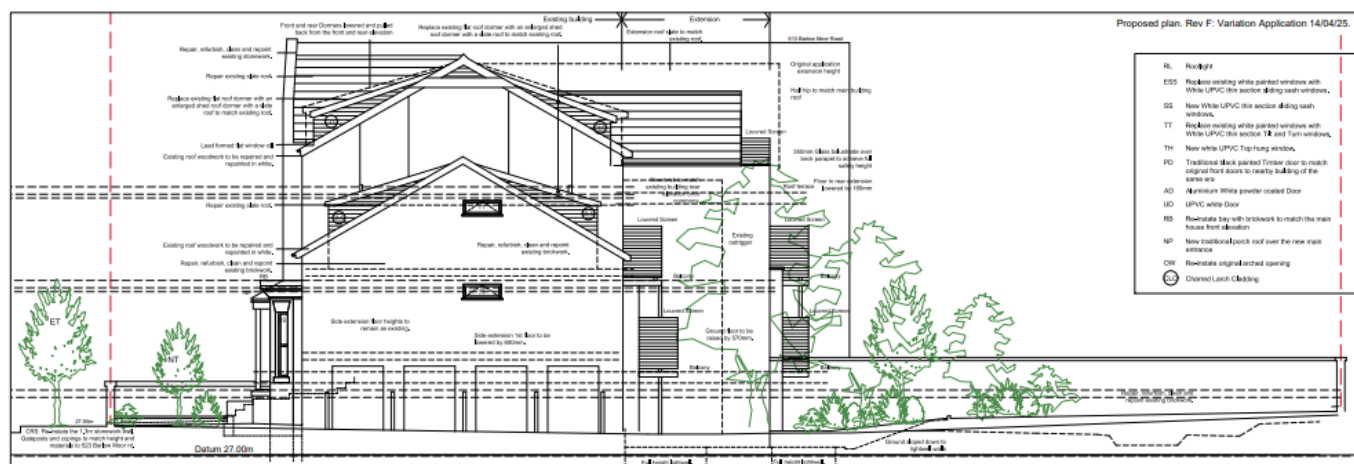
Submitted proposed roof plan



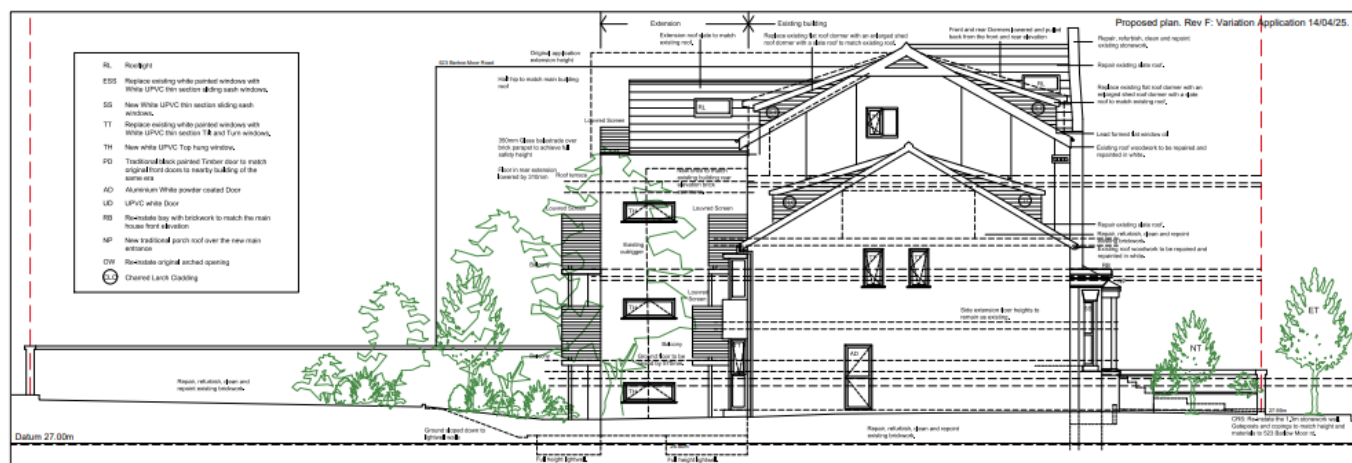
Submitted proposed front elevation



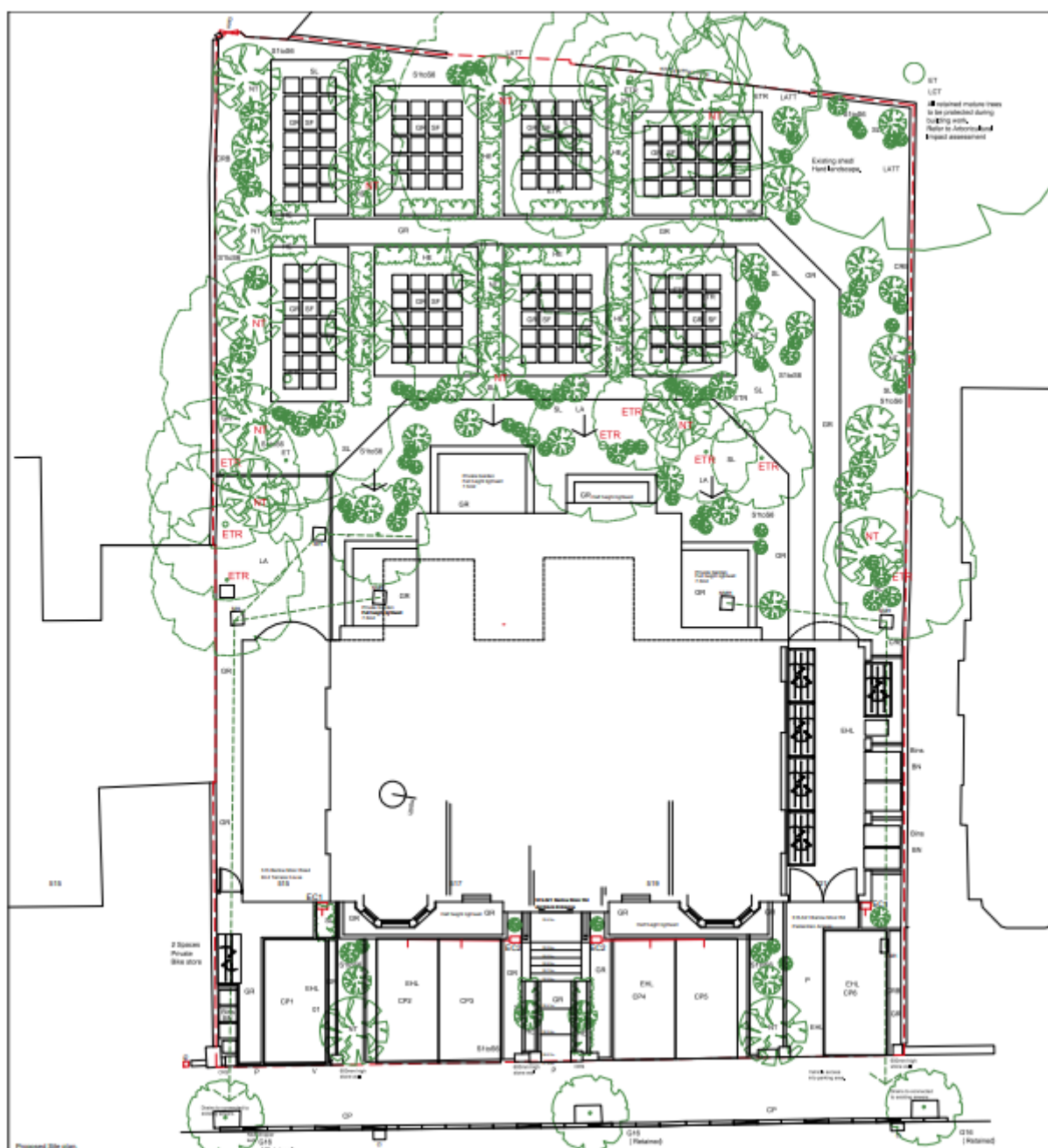
Submitted proposed rear elevation



Submitted proposed northern side elevation



Submitted proposed southern side elevation



Submitted proposed site plan with updated landscaping details

Issues

Principle – the principle of applying to vary condition 2 (approved plans) from planning approval reference 127241/FO/2020 to allow amendments including: introduction of front and rear roof dormers, reconfiguration of the attic dormer space, reconfiguration of the ground floor to amend the position of the front entrance together with associated elevation alterations including repositioning of stair rises, alteration of cladding material, amendments to floor heights to rationalise floor levels, internal layout amendments, repositioning of rooflights, installation of 1no. additional rooflight, and updated landscaping scheme is generally considered acceptable, however, consideration must be given to the proposal's siting, scale, and massing, and impact upon the visual and residential amenity of the area, as well as any other associated impacts.

Introduction of front dormer on the existing southern side extension – the proposal includes the installation of a new shed roof style dormer extension on the front-facing roof slope of the existing two-storey side extension to the south of the host building. The front dormer would measure to 3.789m in length, 3.078m in width, and 2.248m in height. It would be set 0.684m below the existing ridge of the side extension and 1.28m above the existing eaves, with a gap of 0.25m maintained to the gable end.

The submitted plans indicate that it would feature a slate tiled roof (to match the roof of the existing building, which is to be repaired) with charred larch cladding to its elevations (to match the appearance of the previously approved dormers of the scheme). Its side elevation would be blank, whilst its front elevation would feature a white uPVC tilt and turn window. Its pitched roof slope would feature 2no. skylights.

The siting, scale, and massing of the front dormer extension is considered to be acceptable on the basis that it would work towards balancing the appearance of the building's Barlow Moor Road frontage given the previous approval and acceptance of a similar sized dormer on the northern side extension of the building under 127241/FO/2020. Further to this, the proposed dormer is considered to be visually subservient to the remainder of the building on account of it being set below the existing ridge and above the existing eaves of the side extension with a gap maintained to its gable end and would be in-keeping with the scale of other dormers included within the scheme.

Its impact upon the visual amenity of the area is considered to be acceptable given that its materials would be in-keeping and consistent with those used throughout the scheme, specifically the other dormers, with the dormer itself balancing the appearance of the building. Sited at the front of the property, facing Barlow Moor Road, the dormer would not give rise to issues associated with loss of privacy given that its windows would not directly overlook any neighbouring residential properties. Furthermore, its siting to the north of the nearest residential property with an adequate gap maintained to the plot's shared boundary should ensure that issues associated with loss of light, loss of outlook, and overshadowing do not arise.

This element of the proposal is therefore considered to accord with the principles established under policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework.

Introduction of rear dormer on the existing southern side extension – the proposal includes the installation of a new shed roof style dormer extension on the rear-facing roof slope of the existing two-storey side extension to the south of the host building. The rear dormer would measure to 3.931m in length, 3.341m in width, and 2.069m in height. It would be set 0.461m below the existing ridge of the side extension and 1.261m above the existing eaves, with a gap of 0.28m maintained to the gable end.

The submitted plans indicate that it would feature a slate tiled roof (to match the roof of the existing building, which is to be repaired) with charred larch cladding to its elevations (to match the appearance of the previously approved dormers of the scheme). Its side elevation would be blank, whilst its rear elevation would feature a white uPVC tilt and turn window. Its pitched roof slope would feature 1no. skylight.

The siting, scale, and massing of the rear dormer extension is considered to be acceptable on the basis that it would work towards balancing the appearance of the building's rear elevation given the previous approval and acceptance of a similar sized dormer on the northern side extension of the building under 127241/FO/2020. Further to this, the proposed dormer is considered to be visually subservient to the remainder of the building on account of it being set below the existing ridge and above the existing eaves of the side extension with a gap maintained to its gable end and would be in-keeping with the scale of other dormers included within the scheme.

Its impact upon the visual amenity of the area is considered to be acceptable given that its materials would be in-keeping and consistent with those used throughout the scheme, specifically the other dormers, with the dormer itself balancing the appearance of the building. Sited at the rear of the property, the dormer would not give rise to issues associated with loss of privacy given that its windows be set back from the eaves and would therefore provide no further degree of overlooking than any existing windows at first-floor level on the side extension. Furthermore, its siting to the north of the host building, within its existing shadow and with an adequate gap maintained to the plot's shared boundary should ensure that issues associated with loss of light, loss of outlook, and overshadowing do not arise, given that its mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the existing building.

This element of the proposal is therefore considered to accord with the principles established under policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework.

Enlargement of front dormers on the host building – the previously approved dormers on the front-facing roof slope of the host building are proposed to be enlarged. The 2no. enlarged dormers would measure to 4.13m in length, 2.764m in width, and 2.338m in height. They would be set 0.858m below the existing ridge of the host building and 0.606m above the existing eaves, with gaps of 2.058m and 2.103m maintained to the roof edge.

The submitted plans indicate that they would feature a slate tiled roof (to match the roof of the existing building, which is to be repaired) with charred larch cladding to their elevations (to match the appearance of the previously approved dormers of the scheme). Their side elevations would be blank, whilst their front elevations would feature a white uPVC tilt and turn window.

The siting, scale, and massing of the enlarged front dormers is considered acceptable on the basis that they are not substantially larger than those approved under 127241/FO/2020 and would present a balanced appearance to the building's Barlow Moor Road frontage. Further to this, the dormers are considered to be visually subservient to the remainder of the building on account of their being set below the existing ridge and above the existing eaves of the host building with gaps maintained to the roof edges and would be in-keeping with the scale of the other dormers included within the scheme.

Their impact upon the visual amenity of the area is considered to be acceptable given that their materials would be in-keeping and consistent with those used throughout the scheme, specifically the other dormers, with the dormers also balancing the appearance of the front of

the building. Sited at the front of the property, facing Barlow Moor Road, the dormers would not give rise to issues associated with loss of privacy given that their windows would not directly overlook any neighbouring residential properties. Furthermore, their siting on the roof of the host building away from the roof edges should ensure that issues associated with loss of light, loss of outlook, and overshadowing do not arise, given that their mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the existing building.

This element of the proposal is therefore considered to accord with the principles established under policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework.

Alterations to the front elevation – the proposal includes the following alterations to the building's front elevation:

1. Repositioning of the front-facing skylights (approved under 127241/FO/2020) together with the installation of 1no. additional skylight (8no. total skylights). This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.
2. The ground floor window in the southern side extension (approved under 127241/FO/2020) would be replaced with 2no. inward-opening doors with charred larch cladding infill. This alteration would have a minimal impact upon the visual and residential amenity of the area and would be in-keeping with the overall appearance of the scheme and is therefore considered acceptable.
3. 2no. additional windows would be installed on each of the 2no. projecting bay windows (approved under 127241/FO/2020) on the host building at lower-ground floor/basement level. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.
4. A black-painted metal rail balustrade would be installed to frame the 2no. previously approved (127241/FO/2020) lightwells to the front. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.
5. The main entrance to the flats (approved under 127241/FO/2020) would be altered in terms of its canopy detail, with narrower framing columns, and altered steps/pathway detail. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.
6. The archway facilitating access to the rear of the property on the northern side extension (approved under 127241/FO/2020) would be altered from a rounded to a flat top opening. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.
7. The materials of the gates of the aforementioned access point to the rear of the property (approved under 127241/FO/2020) would be altered from solid plyboard and cedar plank cladding to charred larch cladding. This alteration would have a minimal impact upon the visual and residential amenity of the area and would be in-keeping with the overall appearance of the scheme and is therefore considered acceptable.

Alterations to the rear elevation – the proposal includes the following alterations to the building's rear elevation:

1. The archway facilitating access to the rear of the property on the northern side extension (approved under 127241/FO/2020) would be altered from a rounded to a flat top opening. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.

2. Privacy screens measuring to 1.7m in height (from floor level) would be installed along the sides of the outdoor terraces at ground, first, and second floor level (approved under 127241/FO/2020). These would consist of grey powder coated aluminium louvre panels. This alteration would mitigate the proposal's impact upon the residential amenity of the area through safeguarding the privacy of neighbouring occupiers. It would also have a minimal impact upon the visual amenity of the area and is therefore considered acceptable.

3. The rear roof form of the rear extension (approved under 127241/FO/2020) would be altered from a half-hip to a gable end. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.

Alterations to the northern side elevation – none proposed.

Alterations to the southern side elevation – the proposal includes the following alterations to the building's southern side elevation:

1. Removal of the inward-opening ground floor door (approved under 127241/FO/2020), replaced with brickwork to match the existing building. This alteration would have a minimal impact upon the visual and residential amenity of the area and is therefore considered acceptable.

Updated landscaping scheme – since the previous approval 127241/FO/2020, it has become clear that a number of the trees initially marked for retention under the approved landscaping scheme and trees condition have been removed. In order to address and regularise these removals, an updated landscaping scheme with mitigation measures has been submitted. The updated landscaping scheme shows areas of hard and soft landscaping to the rear of the site, incorporating gravel pathways, Indian sandstone flags, and hedging, in addition to clearly highlighting new and retained trees along the borders of the site as well as internally.

Neighbourhood Team Leader (Arboriculture) made no objection to the proposal from an arboricultural perspective, indicating that there are only a couple of high value trees in the rear garden of the site and they are both listed for retention on the updated landscaping strategy. Further information was submitted in relation to the root protection areas of the street trees to the front of the property and the Neighbourhood Team Leader (Arboriculture) made no objection to these arrangements, indicating that the 20% encroachment is within the accepted encroachment limits as determined by BS:5837. The trees to the front of this property are valued by the local community and any negative impact caused as a result of the development, would not be taken lightly. Further to this, Greater Manchester Ecology Unit made no objection to the updated landscaping scheme.

The updated landscaping scheme is considered to adequately address the concerns raised in relation to trees being removed on site, providing sufficient mitigation measures, as well as adequate amenity space with hard and soft landscaping elements available for the prospective occupiers of the building, pursuant to policies SP1, DM1, EN9, and EN15 of the Manchester Core Strategy.

Waste – the waste storage and management arrangements approved under 127241/FO/2020 would be unaffected by the proposal and have been conditioned accordingly, pursuant to policies DM1 and EN19 of the Manchester Core Strategy.

Cycle and vehicular parking – the cycle and vehicular parking arrangements approved under 127241/FO/2020 would be unaffected by the proposal and have been conditioned accordingly, pursuant to policies T1, DM1, and SP1 of the Manchester Core Strategy.

Objections from local residents – one letter of objection was received from one local resident in response to the application. Their concerns are detailed and rationalised below:

1. Intensified overlooking and loss of privacy as a result of high-level windows and outdoor terraces together with additional dormers.

The impact of the scheme's high-level windows and outdoor terraces upon the residential amenity of the area has been previously accepted and approved under 127241/FO/2020. Concerns in relation to this would therefore not warrant the refusal of the current application, given the previously accepted precedent of the works. Further to this, the current application also provides details of 1.7m-high privacy screens to be included along the sides of the outdoor terraces. This therefore represents an improvement to the conditions accepted under the previous approval 127241/FO/2020 as the privacy screens would safeguard the residential amenity of neighbouring occupiers.

The additional dormers proposed under the current application are not considered to give rise to an unduly harmful impact upon the residential amenity of the area. Their siting on the roof of the existing building, set below the existing ridge, above the existing eaves, and away from the roof edges, should ensure that they do not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should they introduce an overbearing presence into the area, given that their mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the existing building. Further to this, their windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first floor level.

2. Increased noise and loss of amenity as a result of the outdoor terraces servicing the flats generating additional noise disturbance during evenings and weekends.

The impact of the scheme's outdoor terraces upon the residential amenity of the area, in terms of noise generation and disturbance, has been previously accepted and approved under 127241/FO/2020. Concerns in relation to this would therefore not warrant the refusal of the current application, given the previously accepted precedent of the works

3. Inadequate parking provision and road safety. 6no. parking spaces is insufficient to accommodate the expected number of tenants of the 11no. self-contained flats. This would result in an increase in on-street parking exacerbating existing congestion issues.

The cycle and vehicular parking arrangements approved under 127241/FO/2020 would be unaffected by the proposal. Concerns in relation to this would therefore not warrant the refusal of the current application, given the previously accepted precedent of the works

4. Risk to a protected tree in a neighbouring garden as a result of the works, including its extensive root system.

The updated landscaping strategy indicates that the protected tree to the rear of No.4 High Lane would be retained, with all retained mature trees to be protected during building works. Further to this, **Neighbourhood Team Leader (Arboriculture)** made no objection to the proposal from an arboricultural perspective, indicating that there would be no adverse impacts on the protected tree.

5. Drainage and flood risk. Existing drainage issues in the area would be exacerbated by the development, leading to further flooding and possible damage.

The impact of the scheme upon the area's drainage and flooding has been previously accepted and approved under 127241/FO/2020. Concerns in relation to this would therefore not warrant the refusal of the current application, given the previously accepted precedent of the works. Further to this, the application site is not located in Flood Zones 2 or 3.

6. The proposed building work is likely to materially affect the quality of life, safety, and environmental integrity of the surrounding area.

Any impacts associated with construction would be short-lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation, such as the Environmental Pollution Act.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon the visual and residential amenity of the area. The proposal broadly complies with saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, T1, EN9, EN15, and EN19 of the Manchester Core Strategy, policies JP-S1, JP-P1, of the Places for Everyone Joint Development Plan Document, and chapter 12 of the National Planning Policy Framework.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission 127241/FO/2020 that date being 5th July 2026.

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 documents:

'Proposed Lower Ground Floor Plan', numbered '149-PL-GA2 revF', stamped as received by the City Council as Local Planning Authority on the 16th April 2025.

'GRD FL. Rev F', numbered '149-PL-GA1(2) revA', stamped as received by the City Council as Local Planning Authority on the 29th May 2025.

'1st FL. Rev F', numbered '149-PL-GA3(2) revA', stamped as received by the City Council as Local Planning Authority on the 29th May 2025.

'2nd FL. Rev F', numbered '149-PL-GA4(2) revA', stamped as received by the City Council as Local Planning Authority on the 29th May 2025.

'Proposed Roof Plan', numbered '149-PL-GA5 revF', stamped as received by the City Council as Local Planning Authority on the 16th April 2025.

'Front Ele. Rev F', numbered '149-PL-EL1(2) RevA', stamped as received by the City Council as Local Planning Authority on the 12th June 2025.

'Rear Ele. Rev F', numbered '149-PL-EL2(2) revC', stamped as received by the City Council as Local Planning Authority on the 12th June 2025.

'North Ele. Rev F', numbered '149-PL-E3(2) revB', stamped as received by the City Council as Local Planning Authority on the 5th June 2025.

'South Ele. Rev F', numbered '149-PL-EL4(2) revB', stamped as received by the City Council as Local Planning Authority on the 5th June 2025.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the documents and drawings listed under condition no.2 of this approval.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The details of the approved scheme for the storage and management of refuse as set out in the document labelled 'Planning Application – Waste Management Strategy', stamped as received by the City Council as Local Planning Authority, on the 12th May 2021, and the drawing labelled 'Variation Application: Proposed Site Plan', numbered '149-PL-GL(2)', stamped as received by the City Council as Local Planning Authority, on the 29th May 2025, 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 and to ensure that there are adequate waste storage receptacles for occupiers of the development, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) No part of the development shall be occupied until the cycle storage provision shown on the drawing labelled 'Variation Application: Proposed Site Plan', numbered '149-PL-GL(2)', stamped as received by the City Council as Local Planning Authority, on the 29th May 2025, has been provided.

The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

6) Before the development hereby approved is first occupied, the electric vehicle charging points shown on the drawing labelled 'Variation Application: Proposed Site Plan', numbered '149-PL-GL(2)', stamped as received by the City Council as Local Planning Authority, on the

29th May 2025, shall be installed and made available for use and shall be so maintained and retained at all times thereafter.

Reason - To secure a reduction in air pollution from traffic in order to protect existing and future residents from air pollution pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy.

7) The updated hard and soft landscaping scheme shown on the drawings labelled 'Variation Application: Proposed Site Plan', numbered '149-PL-GL(2)' and 'Existing Tree plan together with survey notes', numbered '140-PL-GS1', stamped as received by the City Council as Local Planning Authority, shall be implemented not later than 12 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 Manchester Core Strategy.

8) 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 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 policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

9) 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 Manchester Core Strategy.

10) The car parking, shown on the drawing labelled 'Variation Application: Proposed Site Plan', numbered '149-PL-GL(2)', stamped as received by the City Council as Local Planning Authority, shall be surfaced, demarcated and made available for use before first occupation of the dwellings hereby approved and shall be so maintained and retained at all times thereafter.

Reason - To ensure that there are adequate arrangements for the parking of cars, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) Before first occupation, the windows in both side elevations of the development 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 Manchester Core Strategy.

12) The development hereby approved shall be carried out in accordance with the Construction Management Plan approved under condition discharge reference CDN/25/0277.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

13) a) The development hereby approved shall be carried out in accordance with the External Building Fabric Report approved under condition discharge reference CDN/25/0277.

b) Upon completion of the development and before first occupation of the residential units, a verification report will 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 has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from Barlow Moor Road in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy.

14) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

The approved scheme shall be completed before the premises is occupied.

b) Upon completion of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy.

15) a) The development hereby approved shall be carried out in accordance with the Phase I Desk Study and Preliminary Contaminated Land Risk Assessment approved under condition discharge reference CDN/25/0277.

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 Manchester Core Strategy.

16) a) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those residing, visiting, or employed at the development
- ii) a commitment to surveying the travel patterns of residents, visitors, and staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the first use of the development, a revised 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 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 to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

17) The development hereby approved shall be carried out in accordance with the Method Statement for Eradication of Himalayan Balsam approved under condition discharge reference CDN/22/0023.

Reason - To prevent the spread of Himalayan Balsam, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

18) No clearance of vegetation or works to buildings or structures (including demolition) 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 the vegetation or buildings for active birds' nests immediately before the vegetation is cleared or works to the buildings take place and written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site has been submitted to the Local Planning Authority.

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 Manchester Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Preliminary Bat Roost Assessment approved under condition discharge reference CDN/25/0389.

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

20) Prior to the first use 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.

21) The garden at the rear of the property shall be used exclusively as amenity space for the future residents of the development hereby approved and shall not be used for the parking of vehicles.

Reason - To protect the amenity space and green infrastructure of the site for the benefit of residents pursuant to policies SP1, DM1 and EN9 of the Manchester Core Strategy.

22) a) The development hereby approved shall be carried out in accordance with the Preliminary Bat Roost Assessment and Bat Emergence Survey Report approved under condition discharge reference CDN/25/0389

If demolition is delayed beyond April 2026, updated bat surveys shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval for in writing within one month of implementation. Any mitigation measures shall then be retained thereafter in accordance with the agreed details.

Reason - In order to determine the presence of bats and ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy.

23) The privacy screens, as shown on the drawing labelled 'Balcony privacy screen details', numbered '149-PL-EL5(2)', stamped as received by the City Council as Local Planning Authority on the 29th May 2025, shall be installed prior to the first use of the development and shall be retained in perpetuity.

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

24) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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 Manchester Core Strategy.

Informatives

1) 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

2) 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

Environmental Health
Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Chorlton Civic Society
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Chorlton Civic Society

515A Barlow Moor Road, Manchester, M21 8AQ
531 Barlow Moor Road, Manchester, M21 8AQ
Flat 8A, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 2, 517 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 517 Barlow Moor Road, Manchester, M21 8AQ
2 Chestnut Avenue, Manchester, M21 8BE
Flat 2, 511 Barlow Moor Road, Manchester, M21 8AQ
Flat A, 521 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 511 Barlow Moor Road, Manchester, M21 8AQ
Flat 9, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
4 Chestnut Avenue, Manchester, M21 8BE
8 High Lane, Manchester, M21 9DF
10 High Lane, Manchester, M21 9DF
Flat 15, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 8, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 5, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 2, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 3, 507 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 507 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
521B - 521C Barlow Moor Road, Manchester, M21 8AQ
529 Barlow Moor Road, Manchester, M21 8AQ
Basement Flat, 1 Chestnut Avenue, Manchester, M21 8BE
Flat 4, 507 Barlow Moor Road, Manchester, M21 8AQ
Chorlton Central Church, Barlow Moor Road, Manchester, M21 8BF
507 Barlow Moor Road, Manchester, M21 8AQ
Flat 10, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat C, 521 Barlow Moor Road, Manchester, M21 8AQ
Flat B, 521 Barlow Moor Road, Manchester, M21 8AQ
Flat 4, 511 Barlow Moor Road, Manchester, M21 8AQ
Flat 3, 511 Barlow Moor Road, Manchester, M21 8AQ
14 High Lane, Manchester, M21 9DF
521A Barlow Moor Road, Manchester, M21 8AQ
3 Chestnut Avenue, Manchester, M21 8BE
519 Barlow Moor Road, Manchester, M21 8AQ
505 Barlow Moor Road, Manchester, M21 8AQ
6 High Lane, Manchester, M21 9DF
4 High Lane, Manchester, M21 9DF
2 High Lane, Manchester, M21 9DF
12 High Lane, Manchester, M21 9DF

Flat 12, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 11, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 10, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 21, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 20, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 19, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 9, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 8, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 7, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 6, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 5, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 4, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 3, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 2, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
1 Chestnut Avenue, Manchester, M21 8BE
Flat 18, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 17, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 16, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 14, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 7, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 6, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 4, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 3, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 2, 507 Barlow Moor Road, Manchester, M21 8AQ
513 Barlow Moor Road, Manchester, M21 8AQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA