

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141807/VO/2024

Date registered valid: 23 December 2024

Proposal: City Council Development for the installation of floor mounted air sourced heat pumps and living green wall enclosure to replace gas fed boilers, upgrade heating system, installation of roof mounted solar PV array, installation of 5no. fixed ladder access to rear elevations of the building and roof mounted mansafe system

Address: Blackley Cemetery And Crematorium, Victoria Avenue, Manchester, M9 0NG

Ward(s): Higher Blackley Ward

Applicant: Martyn Joyce, Manchester City Council

Agent (if any): Drees & Sommer UK Ltd

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 June 2025

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 12 February 2025

Standard consultations:

Printed: 13 May 2025 Expired: 20 May 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 12 February 2025 Expired: 5 March 2025

Press advert

Published: 21 January 2025 Expired: 11 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a Grade II listed crematorium chapel and its associated curtilage situated in the Blackley ward of North Manchester. It comprises of a two-storey main chapel and single storey side chapels to the east and west. It was designed by the City Architect, Leonard Howitt and constructed in 1959, one of the first in Britain to be constructed in a modern European-influenced design.

The design is horizontally proportioned with a distinctive stained glass and Portland stone bow front flanked either side by the two smaller side chapels. All elevations have flat roofs of varying levels and main materials comprise of brown brick and concrete.

The building is sited to be the main focal point at the end of a tree-lined avenue bookended by the cemetery office. It sits within the centre of the cemetery with the crematoria functions and staff facilities at the rear. Beyond the rear elevation, which is heavily planted with mature conifers and shrubs, is a public Memorial Garden which offers a place for visitors to sit.

The building makes an important contribution to the parkland setting of the cemetery and has considerable architectural and aesthetic significance.



View southwest of principal elevation of Blackley Crematorium from the tree lined avenue (Rose Walk) due NE.



View of principle elevation of Blackley Crematorium.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The host building is set within extensive, landscaped grounds, containing a graveyard and remembrance garden, a separate site office, and three chapels within the Grade II listed building.

The crematorium is set within the southern section of Blackley Cemetery at the south-western end of a short north-east - south-west tree lined avenue that connects the crematorium to the cemetery's Chapel of Remembrance building and cemetery offices (curtilage listed building).

The site is accessed from Victoria Avenue (A6104), with a second access road via Chapel Lane off Blackley New Road.

The area surrounding the site is largely residential in character.

Description of development

Listed Building Consent is sought by the City Council for the installation of floor mounted air sourced heat pumps and living green wall enclosure to replace gas fed boilers, upgrade heating system, installation of roof mounted solar PV array, installation of fixed ladder access to rear elevations of the building and roof mounted mansafe system.

The proposed works are contained within the roofscape and rear of the building.

Alongside this, planning permission is sought as part of this application for external alterations to the building.

In totality, the works comprising both the listed building consent (141808/LO/2024) and planning application entail the following, to be carried out:

1. Installation of 34No. roof mounted Solar PV panels to the Centre Chapel (Roof Area 2) and 16No. panels to the East Chapel (Roof Area 1), refer to Figures.1 and 2. PV array is to be laid at 10° pitch, as detailed on plan ref: 3384-CWC-XX-EX-DR-E-6100-T3.



Figure.1. Roof plan of proposed solar PV arrays to Crematorium

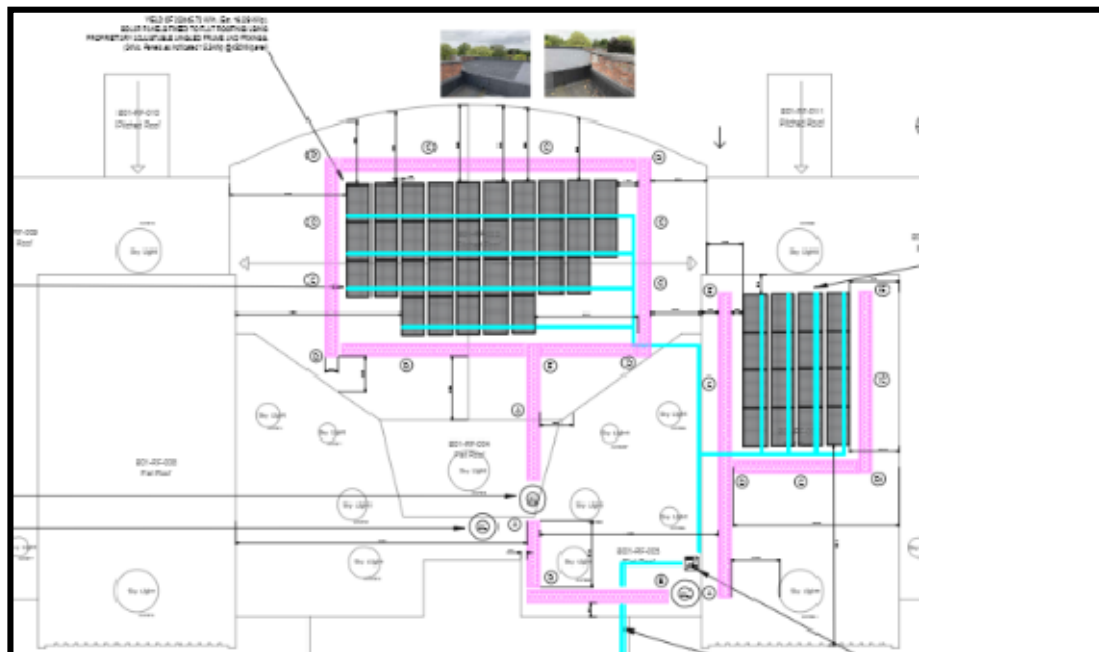


Figure.2. Proposed solar PV Layout to Crematorium roof

2. Removal of existing gas boilers and installation of cascade system of 3no. Ideal Ecomod R290HT 50 KW high temperature air source heat pump units to the north of the rear yard (refer to Fig.3), with associated pipework connections as indicated on drawing ref: 3384-CWC-XX-00-DR-N-4001 Rev T6.

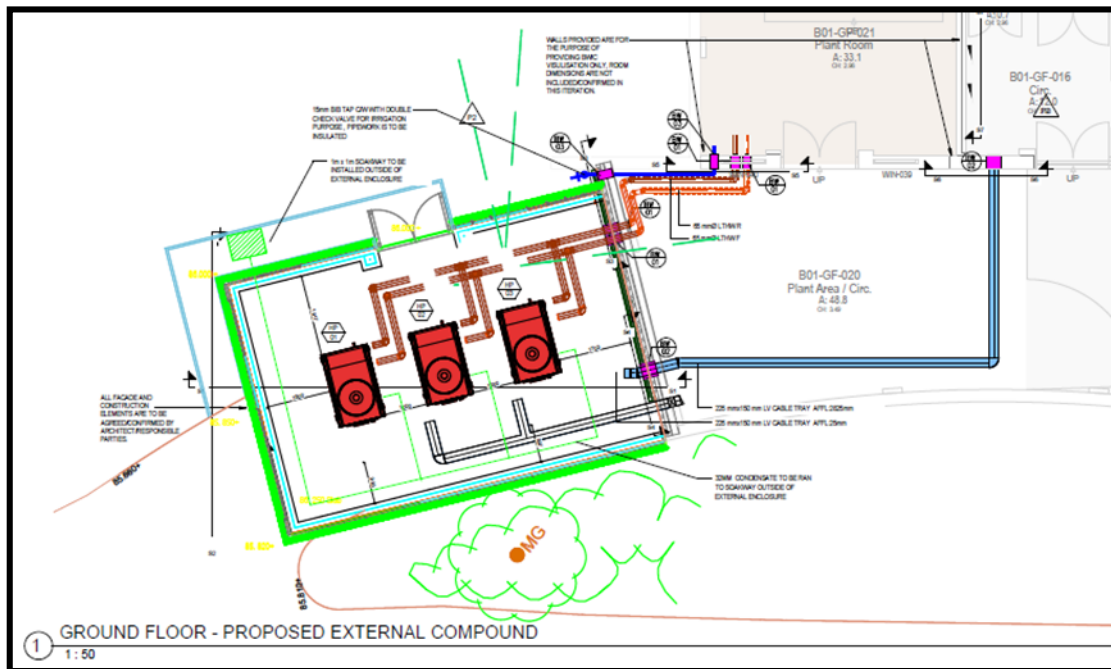


Figure.3. Proposed ASHP compound and enclosure to Crematorium

3. Formation of ASHP compound enclosure up to 2.9m in height, comprising living green wall with gated access including formation of concrete base and foundation support as indicated on drawing ref: P24598.106 (see Fig. 4).

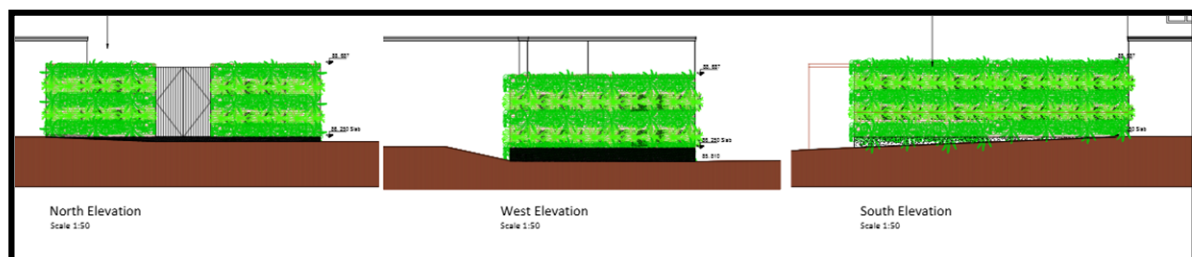


Figure.4. Proposed ASHP living green wall enclosure

4. Associated works would be necessary for accessing and maintaining the Solar PV, including mansafe system to Roof Areas 1 and 2 (see Fig.1), and fixed ladders to various external walls areas (refer to Fig.5) all as detailed on drawing ref: P24598.104 and P24598.105.

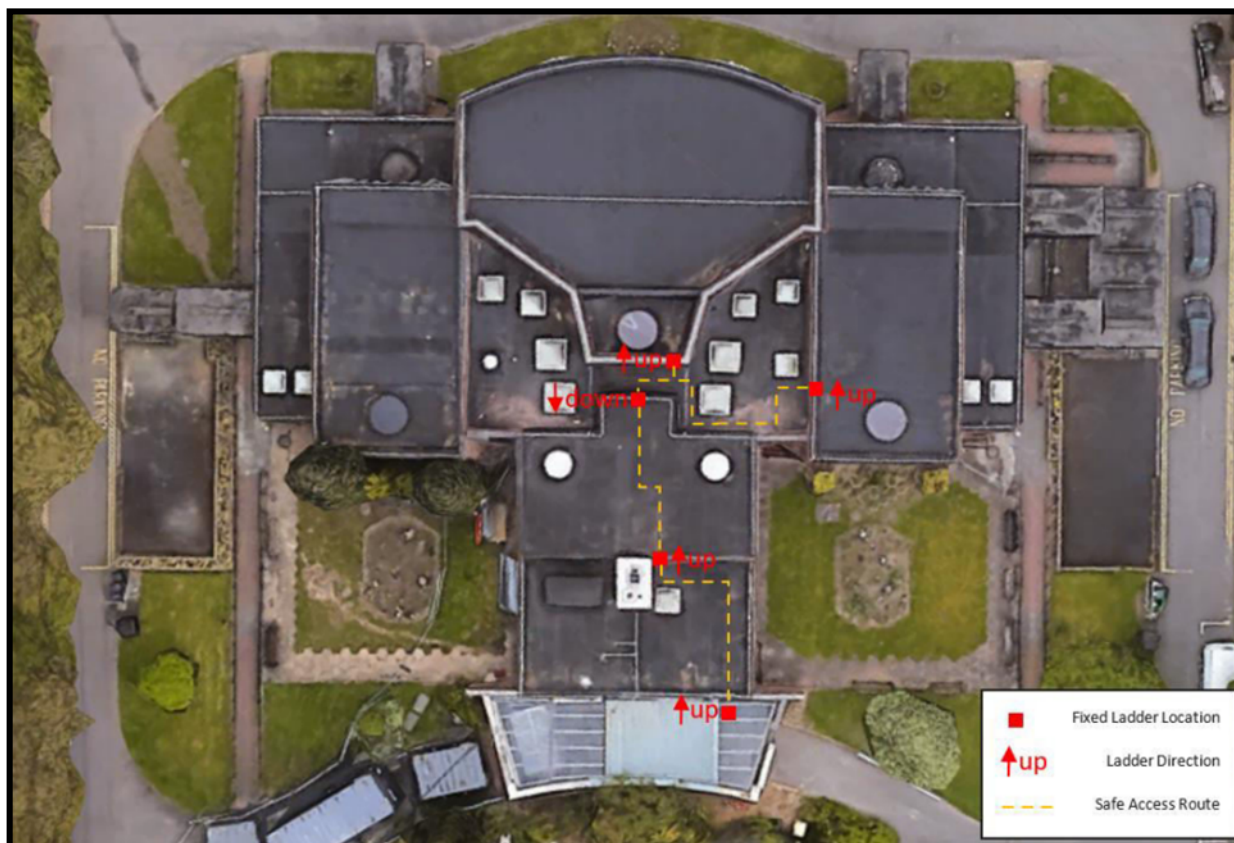


Figure.5. Proposed Access Ladder Locations on Crematorium roof

Consultations & Notification Responses

Local responses

None

Consultee responses

Environmental Health – No objections to revised NIA, subject to verification condition.

Neighbourhood Team Leader (Arboriculture) – We have no objections to the work in the application, subject to the work being completed following BS3998. And request mitigation 3:1 tree replanting scheme.

Greater Manchester Ecology Unit – A Preliminary Roost Assessment (Tyrer Ecology – November 2024) has been submitted. A full internal and external inspection of the property concluded that the building had no potential to support roosting bats. The Ecology Unit have no reason to question the finding of the report. The Local Records Centre holds few records of foraging or roosting bats in the area. Having assessed the work planned, there is no potential for the works to disturb roosting bats and no further surveys are required.

GMEU confer that the application is exempt from statutory biodiversity net gain requirements.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application.

Informatives are provided.

Relevant Planning History

At the application site –

141808/LO/2024 – Listed Building Consent for the installation of floor mounted air sourced heat pumps and living green wall enclosure to replace gas fed boilers, upgrade heating system, installation of roof mounted solar PV array, installation of fixed ladder access to rear elevations of the building and roof mounted mansafe system. *Pending consideration – accompanying Listed Building Consent application.*

138652/LO/2023 – City Council Development Listed Building Consent for installation of Wi-Fi access points and associated cabling. Approved 30.01.2024

132396/VO/2021 – City Council Development to enclose 5no. original concrete roof light domes with clear acrylic domes with GRP surround. Approved 29.03.2022.

130138/LO/2021 – Listed Building Consent for the replacement of cremators, and associated plant and ventilation system, internal and external alterations. Approved 26.07.2021.

130137/VO/2021 – City Council Development for replacement of Cremators, and associated plant and ventilation system, internal and external alterations. Approved 26.07.2021.

087437/VO/2008/N1 – City Council Development external alterations to form access panel to basement. Approved 01.10.2008.

At Blackley Cemetery Office And Yard (Curtilage listed Building) –

141805/LO/2024 – Listed Building Consent for the installation of floor mounted air sourced heat pumps and enclosure, replacement flat roof coverings and rooflights, replacement external windows and doors and installation of cavity injected wall insulation. *Pending consideration.*

141804/VO/2024 – City Council Development for the installation of floor mounted air sourced heat pumps and enclosure, replacement flat roof coverings and rooflights, replacement external windows and doors and installation of cavity injected wall insulation. *Pending consideration.*

History of negotiations

The planning officer sought clarification on whether new supplementary radiators were proposed, the agent confirmed all existing radiators are to be retained via email dated 13/02/2025 and submitted a revised Heating Layout Plan (ref: 3384-CWC-XX-00-DR-M-5601 T2).

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-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-P1 – Sustainable Places

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

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 3 – Heritage
EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (partially superseded by PfE)
EN 6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
EN 7 – Energy Infrastructure opportunities
EN 8 – Adaptation to Climate Change
EN 9 – Green Infrastructure
EN 15 – Biodiversity and Geological Conservation (partially superseded by PfE)
EN 16 – Air Quality (partially superseded by PfE)

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

DC19 – Listed Buildings
DC26 – Development and Noise

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency

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 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

- Section 16 – Conserving and enhancing the historic environment

Paragraph 8 states *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraph 98 (d) states that development should *“ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community.”*

Paragraph 135 (c) states that developments should be *“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);.”*

Paragraph 136 states *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.”*

Paragraph 167 states *“significant weight [should be given] to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).”*

Paragraph 202 states *“Heritage assets should be conserved in a manner appropriate to their significance.”*

Paragraph 207 states *“Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.”*

Paragraph 208 states *“LPAs should ensure that any conflict between the heritage asset’s conservation and any aspect of the proposal is avoided or minimised.”*

Paragraph 210 states *“In determining applications, LPA’s should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 212 states *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Paragraph 213 states *“Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.”*

Paragraph 215 states *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Paragraph 219 states *“Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.”*

Issues

Principle of development:

The application forms part of a city-wide programme of decarbonising the City’s assets in line with meeting its net zero carbon commitment as set out in the Climate Change Action Plan 2020-2025.

The crematoria and chapels currently use 1,141,020 kWh of natural gas and 33,351 kWh of electricity per year, with 80% of gas consumption used for the cremators alone. The application complements previous other works including roof insulation and double glazing to some windows in 2013 and follows discussions on site between MCC Planning and the applicant, agent and architect on the 26.09.24.

The external alterations have been kept to a minimum with care taken to minimise any impact to heritage features. Any impact to either heritage or visual amenity is considered in this case to be outweighed by the public benefits that the highly necessary facility will deliver.

As such, the proposal is considered pursuant to policies JP-S1 and JP-S2 Places for Everyone, policies EN3, EN4, EN5, EN7 and EN8 of the Core Strategy (2012), and would help the Crematorium achieve its energy targets. As such, the principle of development is considered acceptable.

Impact on heritage and visual amenity:

The application has been subject to detailed pre application discussion and continued dialogue, supported by a Heritage Impact Assessment which considers the historic significance of the building and the impact of the proposed works on the historic fabric and heritage value. In summary, it is considered that the works will have less than substantial harm upon the listed building.

The proposed ASHP compound and enclosure will be sited on an area of hardstanding adjacent to the rear plant room wall and behind the west chapel (see fig.6), the mass and width of which will obscure the enclosure from the front elevation. Beyond the plant room is a public Memorial Garden where visitors can sit, as such, the rear elevation has some public visibility. The proposed ASHP compound would comprise a 2.9-metre-high brickwork colour-matched to

the plant room wall with double timber gates for maintenance access and will be surrounded by the Biotecture living wall (see figs.3 & 4). The Biotecture living wall system is a high-quality product which will assimilate well with the existing planting at the back of the chapel further reducing the visual impact of the enclosure.



Figure.6 Site area of proposed ASHPs and living green wall enclosure, showing T001, Silver Birch.

The proposed roof mounted PVs would be sited to the main and east chapels (see figs.1 & 2), fitted onto a tilted mounting system at a 10° angle, the lowest where any meaningful solar gain can be achieved (the optimum angle for PVs in Manchester is 14° in summer and 60° in winter).

In relation to the main chapel, the proposed PVs would also be set back off the shallow bowed parapet with gaps to the edge ranging between 2.5 metres and 3.4 metres with a maximum upstand of 336mm, by which 205mm would exceed the height of the existing parapet. Those on the east chapel would be sited on the higher section of roof set back 5.2 metres off the front elevation and 15 metres off the side elevation. The gaps together with the maximum height off the plane of the roof and low angle, are likely sufficient to avoid any views of the PVs.

The Heritage Assessment has considered that any views of the PVs from the front elevation would diminish on approaching the building and that if they were visible to some extent, would interrupt the clarity of the design and simplicity of the roof. This would amount to less than substantial harm to the heritage asset at the lower end of the harm scale, triggering the public benefit test in para.215 NPPF.

5no. roof-mounted vertical fixed ladders with an over-rail system are proposed for maintenance

of the solar PVs, chapel roofs and associated works and are necessary for the operative to safely harness onto (see fig.5). Because of the differing heights of the roof, the ladders will mainly be concealed from public views on the ground. Drawings 24598.004 and 24598.005 show no visibility from the most significant views at the front of the chapel. There would however some visibility of the over-rail system from the eastern and western elevations where over-rail rises 1 metre over various parapets.

Their impact on the character and appearance of the heritage asset is negligible being sited in areas of the building that contribute least to its significance.

The constant force type mansafe system is necessary to provide a safe working environment when operatives are on the roof maintaining the PV system across the main and eastern chapels. The system comprises of various anchor posts positioned around the roofs' perimeter and screwed into the concrete deck, with a connecting stainless-steel rope to which the operator attaches an energy-absorbing lanyard. The anchors are discreet in size and placement which will not be visible at ground level.

It is believed that on balance, the proposed works will meet an established need and would still sustain the heritage significance of the listed building. It is considered that less than substantial harm would be caused and on balance when weighed against the public benefits that the proposal will deliver, including reduction in operational carbon cost, delivering an historically carbon intensive public service (cremation) in the most sustainable way without future reliance on the existing high gas consuming system, the proposed development is considered acceptable and would have minimal impact to both the internal and external appearance of the building.

Impact on residential amenity:

The application property is set within extensive ground in a relatively isolated position away from any residential properties, as such the proposed solar Photovoltaic array is not considered to give rise to amenity impacts upon neighbouring residential properties.

Installation of cascade system of 3no. Ideal Ecomod R290HT 50 KW high temperature air source heat pump units with compound is proposed to the north of the rear yard. A revised Noise Impact Assessment Report accompanies the application and provides an assessment of atmospheric sound emissions from the proposed installations at the nearest noise sensitive receptor. The report confirms that any impact will be low, therefore achieving the Council's noise criteria requirements. Environmental Health concur the report findings.

The proposed equipment is to be located on the western side of the existing building at low level. The crematorium is surrounded by landscaped grounds in use as a cemetery. It is therefore considered that given existing background noise levels and the surrounding environment, the proposed ASHP compound and enclosure is appropriate within this context and would not give rise to any significant impact to the noise environment.

As a safeguard, a condition has been included to ensure a verification report is submitted and agreed in order to confirm the equipment meets with the Council's noise criteria, prior to its first operation.

On the basis, this proposal is considered compliant with saved policy DC26 of the UDP, Policies DM1, SP1 of the Core Strategy and the National Planning Policy Framework which seek to protect amenity.

Impact on Highway Safety:

The proposed development would not interfere with the existing staff and visitor parking provision, as such is considered acceptable in this regard.

Trees:

The application has been accompanied by an AIA, which states the proposed ASHP compound with living wall enclosure will require the removal of one existing tree, ref T001 (see Fig.6). GMEU have reviewed the submitted tree information and concluded that the crown spread of the tree to be felled, it is below the de minimis exemption for statutory BNG requirements. A condition requiring replacement tree planting (3:1) will be requested, to maintain the verdant character of the setting of the listed building.

Conclusion:

The proposals are supported, given that harm to the asset has been minimised through selective site location and adjustments to the positioning of the proposed infrastructure and site appropriate mitigation measures. Where it has been identified, it is at the lower end of the less than substantial scale.

Significant public benefits would be delivered enabling the crematorium, an energy-intensive public service, to transition from fossil fuels to clean and sustainable air-sourced heat pump and solar PV technology whilst preserving the integrity, fabric and character of the heritage asset. The proposal accords with Core Strategy policies EN3, EN4, EN8 and EN9 of the Core Strategy, JP-P1, JP-P2 and JP-S2 of Places for Everyone, saved UDP Policy 19.1 and the guidance within Section 16 of the NPPF.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Specified drawings/documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- 24127-FMA-B1-EX-DR-S-0002 P02: Proposed Slab to ASHP Compound
- 24127-FMA-B1-FN-DR-S-0001 P02: Proposed Foundations to ASHP Compound
- 24598.005: Access Ladder Details Plan
- 3384-CWC-XX-00-DR-M-5601 T1: Proposed Plantroom & Strip out Layout Plan
- 3384-CWC-XX-00-DR-M-5301 T1: Proposed Water Services Layout Plan
- 3384-CWC-XX-EX-DR-E-6900 T1: Proposed Lighting Protection Layout Plan
- 3384-CWC-XX-EX-DR-E-6100 T3: Proposed Solar Photovoltaic Layout Plan
- 24598.103: Reflected Ceiling Plan
- 24598.109: Fire Penetration Details Plan
- 24598.106: Proposed ASHP Enclosure Plans & Elevations
- 3384-CWC-XX-00-DR-N-2801 T1: Proposed Builders Work Layout Plan
- 24598.107: Proposed LV Cable Requirements Plan
- 24598.108: IPS Cover for Water Heaters Plan
- 3384-CWC-XX-EX-DR-E-6001 T1: Proposed External Area Electrical Services Plan
- 3384-CWC-XX-00-DR-M-5601 T2: Heating Layout Plan (Received 13/02/2025)
- 3384-CWC-XX-00-DR-N-4001 T6: External ASHP Compound MEP Plans (Received 30/05/2025)
- ECOMOD 290HT ASHP Specification brochure (Received 29/05/2025)

- Tree Constraint Plan (Prepared by Treestyle Consultancy Ltd; Dated 06/05/2025; Received 12/05/2025)
- Tree Protection Plan (Prepared by Treestyle Consultancy Ltd; Dated 07/05/2025; Received 12/05/2025)

- Arboricultural Impact Assessment (Prepared by Treestyle Consultancy Ltd; Dated 09/01/2025; Received 12/05/2025)
- Tree Survey (Prepared by Treestyle Consultancy Ltd; Dated 09/01/2025; Received 12/05/2025)
- Heritage Statement (Prepared by Turley, Dated December 2024)
- Design & Access Statement (Prepared by Drees & Sommer; Dated December 2024)
- R2332-REP01A-JW: Noise Impact Statement (Prepared by Red Acoustics; Dated 02/06/2025, Received 02/06/2025)
- 3384-CWC-XX-XX-SP-ME-0001 T1: MEP Services Particular Specification (Prepared by Crookes Walker Consulting; Dated 18/12/2024)

Stamped as received by the City Council as Local Planning Authority on 23/12/2024 unless specified otherwise.

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

3. Mitigation tree planting

Within 3 months of the decision date, a soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt, this shall include details of replacement (3:1) tree planting to be provided in line with the Manchester Tree Strategy and a scaled site plan showing location of replacement trees. The approved landscaping scheme shall be implemented not later than 12 months from the date the building decarbonisation works are completed.

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 heavy standard tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

4. External Plant

- a) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Red Acoustics Noise Impact Assessment, Ref. R2332-REP01A-JW, dated 02/06/2025, stamped as received by the City Council as Local Planning Authority on 02/06/2025.
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 have 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 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

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. Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
3. The installation of additional PV arrays on this property would require subsequent planning permission and Listed Building Consent.
4. In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.
5. Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA