

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141996/FO/2025
Date registered valid:	27 January 2025
Proposal:	Conversion of existing HMOs to provide 8 self-contained apartments (Use Class C3 - 7 x 1 bed and 1 x 2 bed), erection of a third floor rear roof extension and associated elevational alterations to existing outrigger; increase in height of rear flue; creation of terraces to the first floor apartments; provision of bin store and cycle storage facilities.
Address:	430A And 432A Wilbraham Road, Manchester, M21 0AS
Ward(s):	Chorlton Ward
Applicant:	Mr Kaleem Majid Rusholme Investments Ltd
Agent (if any):	Mr Ralph Taylor Paul Butler Associates
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 March 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 17 March 2025

Standard consultations:

Printed: 31 January 2025 Expired: 21 February 2025

Neighbour notifications

Printed: 31 January 2025 Expired: 21 February 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

430A and 432A Wilbraham Road consists of a pair of terraced properties located within a commercial parade in the Chorlton District Centre. They were last used as a 5 bed and 6 bed House in Multiple Occupation (HMO) respectively with two hot food takeaways/restaurants located on the ground floor. The existing takeaways/restaurants are unaffected by the application proposal. The upper floor accommodation is accessed via an entrance on Wilbraham Road (circled below).



Adjacent properties in the terrace row comprise residential accommodation on the first and second floors, with 'Cocoa Tree Chocolatiers' on the ground floor of 426 Wilbraham Road and 'Rounders' takeaway restaurant on the ground floor of 436 Wilbraham Road. Other commercial uses within the terrace row include a beautician, tailors, convenience store, and takeaways.

The terrace properties have a rear yard area to the north beyond which lies an alleyway running between Albany Road to the east and Keppel Road to the west. There are residential properties on both Albany and Keppel Roads which typically comprise three storey Victorian semi-detached and terrace properties, some of which have been subdivided and converted to apartments. To the south of the site, on the opposite side of Wilbraham Road are various commercial properties and shops including Chorlton Post Office.

430A and 432A Wilbraham Road are three storeys in height and constructed of red brick with pitched slate roofs. They have three storey outriggers which extend to the rear. The brickwork to Wilbraham Road and to the rear of 430A Wilbraham Road has been painted, however this is flaking and generally in poor condition. Windows have UPVC frames. To the rear of the building there is ductwork associated with ground floor takeaway uses. The existing rear yard areas are generally unattractive and are used for the storage of bins. The upper floors have been stripped back to shell condition and the existing HMO accommodation currently does not have any formal access to external amenity space.

Listed building: No
Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is seeking planning permission for the following:

Conversion of existing HMOs to provide 8 self-contained apartments (Use Class C3 - 7 x 1 bed and 1 x 2 bed), erection of a third floor rear roof extension and associated elevational alterations to existing outrigger; increase in height of rear flue; creation of terraces to the first floor apartments; provision of bin store and cycle storage facilities.

Planning permission for the same scheme was granted in February 2021 under reference 128958/FO/2020 but that consent lapsed, hence the submission of this application.

Consultations & Notification Responses

Local Residents/Businesses – Correspondence has been received from one local resident, who has no objection in principle but has made the following comments:

- Access to the public alley is often blocked by the commercial bins by the shops on Wilbraham Road, there is therefore concerns how they're going to manage the renovation in a amenable manner to avoid any disruption.
- The commercial bins are often left out on the road/pavement near the cars and may have caused damage to vehicles - not verified but an issue, and they also are left out on the road - meaning residents can't park. This needs to be minimised/avoided as part of this work - why can they not take the bins to Wilbraham Road where other commercial properties leave there's?
- Access to the back gardens on Albany Road is via the public alley directly behind these properties, access needs to be maintained, how will this be managed?
- Access to parking on Albany Road - there is minimal parking and there is a need for residents to be able to park their car near their house. These proposed works will cause significant, how will this be managed and accommodated?
- Some building work went on at the same/nearby property two summers ago (not sure which exact building it was). But rubbish was left in the back yard for months - which caused an issue with pests/flies. Will we see a repeat of the same? How will this be managed?

Highway Services – Have made the following comments:

- In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.
- The site is reasonably accessed by sustainable modes. Regular bus services are routed along Wilbraham Road and Barlow Moor Road. Chorlton Metrolink Stop is located within walking distance of the site and provides connections to the surrounding areas including City Centre.
- Highways have strong concerns regarding the lack of on-site car parking. Whilst the sustainable location within the District Centre is acknowledged. Vehicles associated with future residents are likely to require parking on Keppel Road/ Albany Road/ Corkland Road which there is currently existing levels of residential parking and appears to be at maximum capacity.
- Bins for the proposed apartments and the existing takeaways will be stored in the rear yard area. Clarification is sought on the access route to the refuse bins for both existing ground floor restaurants and should be demonstrated on a dimensioned plan. The waste proforma outlines that a waste management company will be responsible for relocating the bins to

the refuse collection point on Albany Road via the rear alleyway and returned to the rear yard following collection.

- Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway.

Environmental Health – Suggests the imposition of acoustic insulation conditions, along with ones for refuse storage and construction management.

Greater Manchester Ecology Unit – Have made the following comments:

- There are no significant ecological issues associated with this development.
- An updated bat assessment has been provided. As for the previous approved application, now lapsed, no evidence of bats was found and the building assessed as having negligible bat roosting potential. We have no reason to doubt the findings of the report, the building now internally stripped. No further information or measures are required.
- There is no longer any bird nesting habitat present in the rear yard, the tree that was previously present now removed. The yards themselves have negligible value for other wildlife such as hedgehog. No further information or measures are required.
- Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). There appears to be no vegetated habitats present, though the rear yards no doubt have patches of ruderal and ephemeral species. The site also now has negligible wildlife value. The site did however have one mature tree at the time of the previously approved and now lapsed permission, along with associated bird nesting opportunities.
- The applicant has declared the application exempt from biodiversity net gain under the de minimis rule. GMEU concur. There is clearly less than 25sqm of vegetated habitat and whilst the mature tree, removed since 2020, would have triggered the need for mandatory net gain, this was cleared in my opinion lawfully, under the previous permission and therefore should not be counted.
- With regards the NPPF, given one tree was present, with associated bird nesting opportunities, I recommend one swift brick and house sparrow terrace on the proposed extension. The details can be provided via condition.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

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

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

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

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

Paragraph 61 in section 5 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

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

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. It states further than in relation to development, proposals would be expected to:

- a) Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
- b) Avoid fragmenting or severing connectivity between habitats;
- c) Achieve a measurable net gain in biodiversity of no less than 10%
- d) Make appropriate provision for long-term management of habitats and geological features connected to the development;
- e) Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and
- f) Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy H1, Overall Housing Provision – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of
- the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H6, *South Manchester* – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy EN19, *Waste* – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – Given the previous consent for an identical but now lapsed scheme on the site and the residential nature of the adjoining area at the rear of this commercial parade, there is no objection in principle to the proposed change of use and associated extension. Notwithstanding this, any impact upon residential and visual amenity must be assessed.

Standard of accommodation – The apartments are considered to be a good size, with the sizes of each individual flat being as follows:

- Apartment 1, Ground, 1 Bed - 54 sqm
- Apartment 2, First, 1 Bed - 55 sqm
- Apartment 3, First, 2 Bed - 62 sqm
- Apartment 4, Second, 1 Bed - 37 sqm
- Apartment 5, Second, 1 Bed - 44 sqm
- Apartment 6, Second, 1 Bed - 37 sqm
- Apartment 7, Third, 1 Bed 37 sqm
- Apartment 8, Third, 1 Bed - 40 sqm

All the units are therefore larger than the space standards guidance of 61 sq m for two-bedroom units and 39 sq m for one-bedroom units (37 with shower). It is considered that the proposal will therefore provide a good standard of accommodation. A condition would be attached to any consent granted to prevent the properties being converted back to a HMO.

Parking and Traffic Generation – Whilst it is acknowledged that there is no additional parking being brought forward with the proposal, it should be noted that this scheme, which would have a maximum of 9 bedrooms, would result in the number of bedrooms being decreased by two. Furthermore, given the location of the site within a district centre which is well served by public transport, it is not considered that parking spaces are required to be provided in this instance.

Given the above, it is not considered that the proposal would generate excessive numbers of traffic movements to and from the site or that it would exacerbate any existing congestion experienced in Chorlton District Centre.

Cycle Provision – The scheme includes a cycle storage at ground level to the rear of the property which will accommodate cycle parking on a ratio of 1 per flat. This is considered to be acceptable.

Visual Amenity, scale and massing – It is not considered that the proposal would have a detrimental impact upon the visual amenity of the character of the area or upon neighbouring properties. The changes to the rear elevation are sympathetic to the existing property, and the materials used would also match those of the existing. The inclusion of a rooftop terrace to the front elevation considered to enliven the existing street scene.

Materials – Materials to be used would match those of the existing property and a condition to that effect would be attached to any consent granted.

Residential Amenity – The increase in the numbers of windows to the rear including the windows to the rooftop extension would not provide any greater opportunity for overlooking than from windows in the existing rear elevation. The windows to the side elevations of the existing outrigger to the rear are to be obscurely glazed. The inclusion of the terrace to the front elevation would not impact detrimentally upon the amenity of any neighbouring property in this district centre location fronting a main road. In relation to the number of occupants, the previous HMO had 11 bedrooms. The proposal has a maximum of 9 bedrooms which would reduce the occupancy level. It is considered that the improved standard of accommodation has a positive impact upon the residential amenity of the future occupants. With the reduction in occupation, it is unlikely to result in an increase in comings and goings or noise and disturbance that would be likely to cause significant harm or an adverse impact on the residential amenity of the occupiers of neighbouring properties.

To protect the levels of amenity of the future occupants of the flats, two acoustic insulation conditions are to be attached to any consent granted.

Amenity space – Due to the proposed refuse and cycle storage facilities there is a small area remaining for usable amenity space which the applicant proposes to landscape. This is considered an acceptable improvement over the existing situation.

Refuse Storage – The submitted Waste Management Strategy is considered acceptable and its provision and retention would be subject to a condition.

Ecology – Greater Manchester Ecology Unit do not object to the proposal as no bats have not been identified on site. Notwithstanding this, an informative is in place to stop works if any are found. In addition, a condition requiring the provision of bird boxes is suggested in this instance, this is also supported by the ecology unit.

Security – A condition is attached to require the development to attain Secured by Design accreditation.

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 issues arising from the consideration of this application.

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

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and supporting information received on 27 January 2025:

- a) Location Plan
- b) Drawing L(-2)010 GF PLAN
- c) Drawing L(-2)011 02 PROPOSED GF PLAN
- d) Drawing L(-2)020 1F PLAN
- e) Drawing L(-2)021 01 PROPOSED 1F PLAN
- f) Drawing L(-2)030 UPPER FLOORS PLAN
- g) Drawing L(-2)031 01 PROPOSED UPPER FLOORS PLAN
- h) Drawing L(-2)040 ROOF LAYOUTS
- i) Drawing L(-3)010 SECTION
- j) Drawing L(-3)011 PROPOSED SECTION
- k) Drawing L(-4)010 FRONT AND REAR ELEVATIONS
- l) Drawing L(-4)011 PROPOSED FRONT AND REAR ELEVATIONS
- m) Drawing L(-4)020 SIDE (EAST) ELEVATION
- n) Drawing L(-4)021 01 PROPOSED SIDE (EAST) ELEVATION
- o) Drawing L(-4)030 SIDE (WEST) ELEVATION
- p) Drawing L(-4)031 01 PROPOSED SIDE (WEST) ELEVATION
- q) Design and Access Statement
- r) Ecology Report
- s) Planning Statement
- t) Waste Management Strategy

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) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) 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.

5) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy received on 27 January 2025 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy

6) a) Prior to the commencement of above ground works, a scheme for acoustically insulating the proposed residential accommodation against noise from Wilbraham Road and ground floor commercial uses shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the existing ground floor takeaways.

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

prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

7) 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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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 Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

8) The cycle storage facilities shown on Drawing L(-2)011 02 PROPOSED GF PLAN, received on 27 January 2025, shall be made ready for use prior to the first occupation of the development hereby approved. 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.

9) Before first occupation, the side windows in the rear extension, as shown on Drawing L(-4)021 01 PROPOSED SIDE (EAST) ELEVATION and Drawing L(-4)031 01 PROPOSED SIDE (WEST) ELEVATION, received on 27 January 2025, shall be obscurely 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.

10) Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

11) Above grounds works shall not commence until details of biodiversity enhancements (1 x swift brick and 1 x house sparrow terrace), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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.

12) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy and Saved UDP Policy DC26.

Informatives

1) Informative for Condition 6 - The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

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

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

2) Hours of Working - To safeguard the amenities of nearby residents, construction works shall be confined to the following hours :

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

3) Bats - Whilst the building to be extended has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Chorlton Voice
Greater Manchester Ecology Unit
Flat 2, 5 Albany Road, Manchester, M21 0AY
Flat 3, 1 Albany Road, Manchester, M21 0AY
Flat 3, 5 Albany Road, Manchester, M21 0AY
Flat 1, 5 Albany Road, Manchester, M21 0AY
Flat 4, 1 Albany Road, Manchester, M21 0AY
Flat 2, 1 Albany Road, Manchester, M21 0AY
Flat 1, 1 Albany Road, Manchester, M21 0AY
3 Albany Road, Manchester, M21 0AY
434 Wilbraham Road, Manchester, M21 0AS
432 Wilbraham Road, Manchester, M21 0AS
434A Wilbraham Road, Manchester, M21 0AS
432A Wilbraham Road, Manchester, M21 0AS
438A Wilbraham Road, Manchester, M21 0AS
Postbox Cafe, 543 Wilbraham Road, Manchester, M21 0AE
426 Wilbraham Road, Manchester, M21 0AS
426A Wilbraham Road, Manchester, M21 0AS
Chorlton Delivery Office, Needham Avenue, Manchester, M21 0AA
First Floor, 553 Wilbraham Road, Manchester, M21 0AE

E G Cadman, 420A Wilbraham Road, Manchester, M21 0AS
426B Wilbraham Road, Manchester, M21 0AS
436A Wilbraham Road, Manchester, M21 0AS
Flat 2, 2 Keppel Road, Manchester, M21 0AT
Ground Floor, 553 Wilbraham Road, Manchester, M21 0AE
Chorlton Post Office, 543 Wilbraham Road, Manchester, M21 9PP
Flat 1, 2 Keppel Road, Manchester, M21 0AT
424 Wilbraham Road, Manchester, M21 0AS
Flat Above, 420 Wilbraham Road, Manchester, M21 0AS
Chemist, 420 Wilbraham Road, Manchester, M21 0AS
2A Keppel Road, Manchester, M21 0AT
440 Wilbraham Road, Manchester, M21 0AS
438 Wilbraham Road, Manchester, M21 0AS
430 Wilbraham Road, Manchester, M21 0AS
422 Wilbraham Road, Manchester, M21 0AS
436 Wilbraham Road, Manchester, M21 0AS
541 Wilbraham Road, Manchester, M21 0AH
555A Wilbraham Road, Manchester, M21 0AE

Appendix 2 – Planning constraints

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