

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142179/FO/2025

Date registered valid: 26 February 2025

Proposal: Erection of a three storey five bed dwellinghouse (Class C3) (2nd floor in roof-space), with associated car parking and landscaping, following demolition of existing property

Address: 197 Palatine Road, Manchester, M20 2UN

Ward(s): Didsbury West Ward

Applicant: Drs Sarina and Faizan A Rashid and Awan

Agent (if any): Mrs Joanne Brough, Paddington Planning

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 26 March 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 7 March 2025

Standard consultations:

Printed: 4 March 2025 Expired: 25 March 2025

Neighbour notifications

Printed: 4 March 2025 Expired: 25 March 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

The application site relates to a detached bungalow with accommodation in the roof-space, situated on the eastern side of Palatine Road, just to the south of the junction with Barlow Moor Road.



View of application site from Palatine Road

The property, which is set behind a stone wall, includes a driveway accessed from Palatine Road and incorporates a small lawned area, hardstanding and perimeter landscaping to the front and a lawned garden and detached garage building to the rear.



View of existing building



View of existing rear garden and detached garage

The site is bounded to the north and south by two-storey dwellinghouses and to the east by a vacant plot, which has planning permission to build a pair of three-storey dwellinghouses. Beyond this plot is Broomfield Court – a three-storey retirement housing scheme. Opposite the site, on the other side of Palatine Road, is a recent three-storey residential development comprising a mixture of townhouses and apartments.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within a predominantly residential area, comprising a mixture of family dwellinghouses, flat conversions and purpose-built flats of various architectural styles.

The site lies adjacent to the main north/south arterial route of Palatine Road, which links the city centre with south Manchester, the airport and beyond.

A short distance to the north-west of the site at the Barlow Moor Road junction is a small parade of local shops/services.

The site is not located within a conservation area, is not located in close proximity of any listed buildings and is situated within Flood Zone 1 – a low probability of flooding.

Description of development

Planning permission is sought for the of erection of a two and a half storey dwellinghouse, incorporating accommodation in the roof-space, following demolition of the existing bungalow and detached garage at the rear.



Image of proposed dwellinghouse (extract from submitted Planning Statement)

Consultations & Notification Responses

Local Residents/Occupiers – Comments have been received requesting that the proposal incorporates swift and bat boxes.

West Didsbury Residents Association (WDRA) – An objection is raised in relation to the tree removal. All or considerably more of the site trees and mature shrubs should be retained, including the Yew tree (T1) on the site frontage, for which a Tree Preservation Order is requested.

Nesting birds should be protected and all of the ecological enhancements suggested by the site ecologist should be adopted. Given climate change, the building needs to demonstrate far greater consideration to energy efficiency and sustainability standards, use SUDS and sustainably recycle demolition waste. A comprehensive and detailed landscape scheme using native species and specifying avoidance of astroturf is required. The storage of materials in specified areas away from retained trees needs to be ensured.

Highway Services - A large private driveway will be provided to the western elevation of the building which will accommodate three cars, with three EV charging points. Min 7kW provision

is required. Sufficient space has been provided to enable cars to access and egress in forward gear.

The existing access from Palatine Road will be widened. This may require minor widening of the existing dropped kerb as part of a S184 Agreement.

The proposed gated access points are adequately set-back from the adopted highway. This also ensures appropriate levels of visibility for egressing vehicles.

Bin storage will be provided internally, with a dedicated store. Servicing will continue to be made on-street, with the proposed refuse arrangements considered to be acceptable.

It is requested that sheltered and secure cycle parking is provided, as well a Construction Management Plan.

Greater Manchester Ecology Unit (GMEU) - The application is accompanied by a Bat Scoping Assessment which found the buildings on site to have negligible bat roosting potential and based on the information available. There is no reason to doubt this assessment. As such, no further surveys are required in relation to the buildings.

Some trees will require removal to facilitate the development, and no information has been provided regarding the bat roosting potential of these features. However, based on the information and photos provided within the tree survey and considering the location of the site, it is unlikely that the trees to be impacted will support roosting bats. As such, no further survey effort is deemed necessary as protected species surveys should only be requested when there is a reasonable likelihood of the species being present and impacted by a development.

Tree/vegetation removal should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

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; these could include integration of bat or bird boxes into the proposed building on site as per Section 4.2.1 of the ecology report.

Arboriculture - No objections, subject to works following BS3998: Tree Work. The tree would not meet the criteria for TPO status, and the suggested pleached trees would look good in situ.

Manchester Swifts - request the addition of swift boxes and bat boxes to the proposed structure.

Planning History

120182/FO/2018

Erection of a three storey dwellinghouse following demolition of existing dwelling. *Approved 28 August 2018.*

112548/FH/2016

Erection of a two storey, five-bedroom house class C3 with associated car parking following demolition of existing dwelling. *Refused 20 December 2017.*

054274/FH/SOUTH1/98

Construction of a conservatory to rear. *Approved 17 June 1998.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies EN1, DM1, SP1, H1, H6, T2, EN4, EN6, EN8, EN9, EN14, EN16-19 of the Core Strategy;
- Saved policy DC7.1, DC26 and E3.3 of the UDP;
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance;
- Policies JP-S1, JP-H3 and JP-H4 of Places for Everyone Joint Development Plan;
- National Planning Policy Framework;
- National Planning Guidance.

Issues

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the city between 2009 and 2027. This growth is expected to be accommodated principally within the north, east, city centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the city will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H1 goes on to state that the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth.

Policy H6 states further that 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.

Further policy support is also given within policies SP1 and H1 which seek to encourage development on previously developed land, including the renewal of areas characterised by poor quality housing, whilst the NPPF advocates a presumption of sustainable development particularly where existing resources can be utilised and shared.

In this case, the site is an existing residential site within an established residential area. The proposal would provide a modern, high quality, family sized dwellinghouse on brownfield land to make efficient use of the plot along a key arterial route.

The proposed dwellinghouse would make best use of the site to provide a new family sized dwellinghouse, adding to the diversification of housing stock in the area. The site is also appropriately situated within a sustainable location close to local amenities and existing housing stock, with the principle of redevelopment having also been recently established by previous proposal for a dwellinghouse in 2018.

On this basis, the general principle of the proposed development is considered acceptable.

Specific planning issues are outlined further below.

Residential Amenity

In terms of the impact on existing residential occupiers, whilst it is acknowledged that there will be a marginal increase in activity at the site due to the likely number of proposed occupiers, the relatively limited increase in the number of prospective occupiers, due to the increased number of bedrooms compared to the existing bungalow, is unlikely to significantly undermine the amenity of existing residents in terms of comings and goings, general activity, noise, and disturbance.

Regarding any impact resulting from the physical presence of the proposed house, including potential over-dominance, overshadowing, or overlooking, it is believed that given the interface distances, relationship with neighbouring properties, and proposed window positioning, there is unlikely to be any significant adverse impact on living conditions.

The impact on 195 and 199 Palatine Road and 123 Barlow Moor Road has been assessed. Given that the proposed dwelling would be set approximately 10.2 meters back from the front boundary, 1.7-1.8 meters from the northeastern boundary, and 1.5-1.6 meters from the southwestern boundary, and that the proposed property would have an eaves height of 6.1 meters and a hipped roof ridge height of 9.25 meters, it is not believed that there would be any significant impact in terms of over-dominance. Similarly, due to the spacing between properties, the proposed eaves height and the building lines of the proposed dwellinghouse, it is considered that any impact in terms of overshadowing would be less than significant.

To safeguard the living conditions of the property to the south at 199 Palatine Road in terms of potential overlooking, the staircase windows on the south-facing elevation of the proposed property can be obscurely glazed. A condition is included in this regard.

On this basis, the impact on residential amenity is considered satisfactory.

Site Layout

The proposed dwellinghouse is situated centrally within the plot and presents its primary frontage to Palatine Road. Garden/yard areas are positioned to the front and rear.

The front curtilage would include parking for three cars with an EV charging point and bin storage. There would be sufficient manoeuvring space to enable vehicles to enter and leave the site in a forward gear. New automatic vehicular entrance gates, set back from the front boundary by approximately 2.4m, and a separate pedestrian gate would be installed.

The remaining front boundary would be softened with evergreen hedges, trees, and ornamental planting. Bin storage would be placed to enable bins to be easily moved to a collection point on Palatine Road, safeguarding the visual amenities of the area due to its location behind the proposed boundary wall and planting. The rear garden would also be landscaped and include a shed for cycle storage.

It is considered that the proposed layout provides a satisfactory balance between built form, off road car parking and amenity space/soft landscaping.

It is noted that the proposed dwelling would be set forward of the property to the south at 199 Palatine Road, and this reflects the building line established by the existing bungalow. There is no strong building line on this stretch of Palatine Road which reflects the historic developments and irregular building plots sizes in this area.

The arrangement maximises the main street frontage that the development addresses, reinforces the suburban grain and fulfils the potential of the site, without compromising the character and appearance of the area, or the setting of adjoining buildings.

Internal Space

The proposed house exceeds the Council's internal space standards and the inclusion of at least one clear glazed, openable window to each habitable rooms would ensure adequate natural light and ventilation. On this basis the internal space and standard of accommodation is considered acceptable.

Design, Scale and Appearance

The proposed house is two storeys in scale, with further accommodation to be provided in the roof-space. This reflects the scale and form of the prevailing residential context, which is generally two-three storeys and is slightly lesser in scale than the previously approved dwellinghouse on the site.

In terms of design and appearance, the design of the proposed houses adopts a simple, relatively traditional approach, incorporating a hipped roof with dormer addition which mirror the scale of the immediate surroundings.

Whilst there is no homogenous architectural style in the locality, the overall approach is traditional in typology. The appearance of the proposed building has sought to reflect the characteristics, of the local vernacular through the choice of an appropriate colour palette and use of materials, typical of a domestic setting.

The overall impact would be a high-quality design which would significantly improve the appearance of the site in the street-scene and would assimilate effectively into the local surroundings without being strident or out of character.

Impact on the Highway

The proposal includes 3 off road car parking spaces, which although is in excess of the Councils' normal requirements of 1 space per unit, given the size of the proposed property and the likely level of car ownership and in order to prevent any on-street parking difficulties close to the traffic controlled junction with Barlow Moor Road, the provision is considered acceptable in this instance.

In terms of vehicle movements and access, although there is potential for a marginal increase in traffic along Palatine Road, it is not considered that the anticipated amount and frequency of vehicle movements would be so excessive that it will jeopardise highway or pedestrian safety or cause congestion on such roads. Highway Services have not expressed any concern in this regard. On this basis, the impact to the operation of the highway is considered acceptable.

Boundary Treatment

The existing stone, front boundary wall is to be retained with a new sliding wooden gates to be inserted within the existing driveway opening which is to be widened from 3.2 metres to 4 metres to improve access to the parking area. To the remaining boundaries, the existing timber fencing is to be retained or improved, subjects to discussions with neighbouring properties. Parts of the side and rear boundaries are to be enhanced by new Yew hedge planting.

On the basis of the indicative details submitted, the proposed boundary treatment is considered acceptable. A condition is included which requires the submission and agreement of a more detailed boundary treatment scheme.

Trees and Landscaping

The submitted tree survey reveals 1 individual, category B tree (Yew) and 1 group of 3 ornamental, category B/C trees (Conifers) would require removal to facilitate the development, all of which are located within the existing property frontage. All other trees are shown as being retained.

Whilst any tree loss is regrettable, the trees proposed to be lost are not identified as being suitable for statutory protection and the replacement trees are considered to offer a visual improvement along the front boundary and would be in keeping with the style of the proposed dwellinghouse. No objections have been raised by the Council's Arboriculturist or Greater Manchester Ecology Unit.

Whilst a request was made by the Council to explore the possibility of retaining the Yew tree adjacent to the site frontage, it is understood that the depth required for the build-up for the hard surfacing and the floor level of the new dwelling could not be achieved if this tree was to be retained. In mitigation, the 3.5 metre high pleached trees along the Palatine Road (western) and northern site boundaries offer an acceptable solution, and are accepted by the Council's Arboriculturist. These trees would offer high-level visual screening within the constrained space available and provided an ordered approach to the street facing perimeter.

The new trees are to be supplemented by a new landscaping scheme which includes a combination of hard and soft landscaping elements, such as paving, lawn, planting beds, trees, and shrubs. It is considered the indicative scheme would again offer visual improvements as well and representing ecological enhancement.

Ecology

Greater Manchester Ecology Unit (GMEU) concur with the findings of the submitted Bat Scoping Assessment that the buildings proposed to be demolished would have negligible bat roosting potential. Similarly, the characteristics of the trees to be affected are unlikely to support roosting bats.

Conditions are advised in relation to nesting birds and for ecological enhancement measures to be incorporated in line with those recommended in the submitted ecology report. If these conditions are adhered to, it is considered that the proposed development would not result in any significant or unduly harmful impacts to local ecology.

Environmental Standards

City Council policy requires that developers focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.

A condition is included which requires the submission and agreement of an Environmental Standards Statement and a subsequent Verification Report, to ensure the satisfactory environmental standards and energy efficiency can be achieved.

Surface Water Drainage - A pre commencement condition has been included to ensure that a surface water drainage is submitted and approved in writing by the City Council prior to the commencement of development.

Waste Management - Space is shown, within the front garden area for the storage of bins. The bin storage area is easily accessible from road to the front to allow bins to be transported to the street frontage for collection. This arrangement is considered to be satisfactory, reflects existing arrangements and typical of the area. A condition has been included to ensure compliance with the submitted arrangement.

Air quality - From an air quality perspective, the proposal is for a single residential unit only. The application site is located close to a significant public transport route and high frequency bus corridor. It is therefore envisaged that the location of the proposed development, together with measures forming part of the development, have the potential to limit any adverse impacts to air quality. It is proposed that a condition is attached requiring a Construction Management Strategy to be submitted, which would include mitigation measures in relation to dust suppression.

Climate Change - As the proposal would result in the addition of a single residential unit within the context of a principally residential environment, the impact upon climate change is considered negligible.

The site is located near to a busy, main arterial route and transport corridor, and is therefore unlikely that there would be any significant or harmful contribution to air quality or climate change as a consequence of vehicular movements or ongoing activity.

A condition requiring the submission and approval of an electric car charging point has been included. Such a measure would serve to limit the impact the upon climate change.

Construction Management

To ensure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, or the highway, a condition has been included which requires the submission and approval of a construction management plan which would need to detail working practices, safety measures, dust suppression, the parking of construction vehicles and the removal of waste.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 documents:

Drawings referenced 24043 (PL) 001, 24043 (PL) 120/A, 24043 (PL) 003 and 24043 (PL) 130, received by the City Council as Local Planning Authority on 17 February 2025 and 24043 (PL) 100 B and 1133-ASRI-XX-XX-DR-L-0001/P02, received by the City Council as Local Planning Authority on 25 March 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) No above ground development works shall take place, 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. The development shall only be implemented in accordance with the agreed details.

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 DM1 and SP1 of the Manchester Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

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

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

5) Prior to the first occupation of the residential development hereby approved, full details of an electric car charging point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of any of the residential units and be retained thereafter.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

6) Notwithstanding details submitted, no above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment/gates (including acoustic fencing) to be erected. The boundary treatment/gates shall be completed before the house hereby approved is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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.

7) Notwithstanding the Landscaping Presentation received, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme (including replacement tree planting) has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings is first occupied. 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) 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.

9) (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than those identified with the Arboricultural Implications Assessment, produced by Mulberry (Ref: RE/197PRD) dated 8 August 2024, received by the City Council, as Local Planning Authority on 17 February 2025.

(b) 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) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

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

11) The development hereby approved shall only be implemented in accordance with the Waste Management Strategy received by the City Council, as Local Planning Authority on 26 February 2025, as indicated on drawing referenced 24043 (PL) 100/A, received by the City Council, as Local Planning Authority on 17 February 2025. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the property, other than on the day of collection.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

12) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. 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.

13) No development shall commence until a surface water drainage strategy for the site, based on sustainable drainage principles has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details. This shall include:

- Progression through the drainage hierarchy shall be evidence-based;
- A drainage layout shall be submitted including all components, levels and connectivity;
- Permeable surfacing shall be maximised. Front driveway surfacing above 5m sqm shall be permeable in line with government requirements-
<https://www.gov.uk/government/publications/permeable-surfacing-of-frontgardens-guidance>
- If surface water is proposed to connect to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- Details shall be provided of how the scheme shall be maintained and managed after completion.

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

14) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

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

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

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

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

15) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as Local Planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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

16) Notwithstanding details submitted, prior to above ground works for the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Namely, the installation of bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy, Places for Everyone Policy JP-G8 and the National Planning Policy Framework (NPPF).

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouse hereby approved, other than that expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1, EN3 and SP1 of the Manchester Core Strategy.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no building extensions or roof alterations shall be permitted to the dwellinghouse hereby approved, other than that expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

19) The windows to the side, south facing elevation of the building hereby approved, shown on drawing referenced 24043 (PL) 120/A and 24043 (PL) 130, received by the City Council as Local Planning Authority on 17 February 2025, 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

20) 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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

21) The residential unit hereby approved shall be used only as private dwelling (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; 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.

Informatives

1) It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

2) No vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
West Didsbury Residents Association

127 Barlow Moor Road, Manchester, M20 2PW
127A Barlow Moor Road, Manchester, M20 2PW
125B Barlow Moor Road, Manchester, M20 2PW
125A Barlow Moor Road, Manchester, M20 2PW
199 Palatine Road, Manchester, M20 2UN
195 Palatine Road, Manchester, M20 2UN

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