Planning

Growth & Development

Delegated officer report for planning application

Application no.	140716/FO/2024
Date registered valid:	22 January 2025
Proposal:	Erection of a two storey residential dwellinghouse with associated boundary treatments, bike and bin stores.
Address:	Former Site Of 27 Walmer Street, Manchester, M18 8QP
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Hanif
Agent (if any):	Mr Dean King, NK Architectural
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 3 February 2025

Standard consultations:
Printed: 30 January 2025 Expired: 20 February 2025

Neighbour notifications
Printed: 30 January 2025 Expired: 20 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is in a residential area characterised by two storey pitched roof houses comprising red brick elevations and slate roofs. Housing is demarcated form the back of footpath by shallow garden areas defined by low walls and gate posts. To the rear wall enclosed yard areas are formed. The application property together with properties former properties at 21, 23 and 25 Walmer Street have demolished following their collapse due to adverse ground condition in February 2021. Houses in the area are not supported with on-street car parking.

Fig.1 – Views of the site from Walmer Street

Description of development

Fig.2 – Proposed elevations

The proposed development involves:

i. The erection of a two storey house with roof space storage. It would incorporate red brick and slate pitched roofs. The established ridge and eaves lines would be retained. The rear roof plane would incorporate a pair of windows.
ii. The principal elevation would align with building line formed to Walmer Street. Demarcation from the street would be achieved through the formation of a shallow garden with a low wall and gate posts.
iii. Front and rear external doorways would achieve level thresholds.
iv. At first floor level the rear elevation would acknowledge the building line of neighbouring properties. At ground floor level a single storey extension would be formed. It would span the full width of the house, have a projection of 2 metres and a lean to roof.
v. An enclosed brick rear yard would be formed incorporating a bin and cycle storage enclosure.

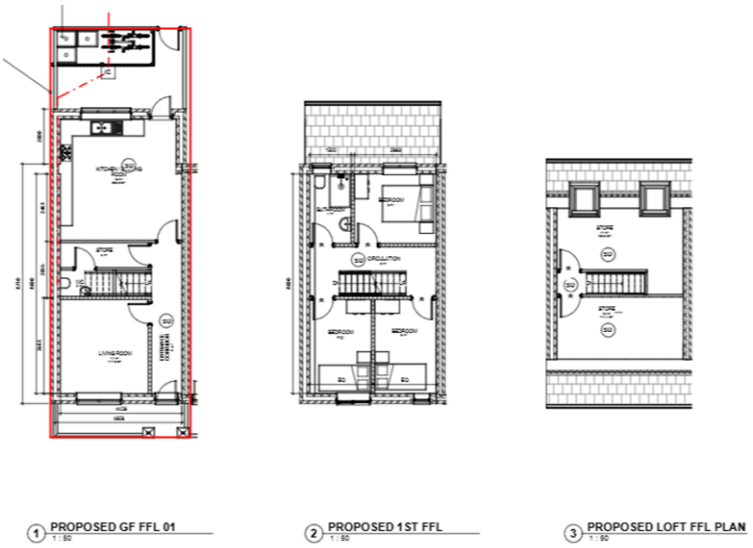


Fig.3 – Proposed layout

Internally, the proposed house would comprise:

i. Ground floor – Entrance corridor, living room, store and kitchen dining room.
ii. First floor – 2 x one person bedrooms, 1x two person bedroom, 1 x bathroom and circulation space.
iii. Roof space – Storage areas.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received:

i. The site is in a sustainable location regarding access to local bus and train services.
ii. The development is not supported on-site car parking associated, which reflects the arrangements to neighbouring terraced properties.
iii. Appropriate secure and sheltered cycle storage would be provided.
iv. Informatives have been requested relating various works potentially affecting the highway.
v. Waste and recycling managements arrangements are acceptable.
vi. The proposed boundary details are acceptable subject to the provision of inward opening doors.

vii. It is recommended that the development is related to a construction management condition.

Environmental Health – The following comments have been received:

i. The detail of the Phase I ground condition survey is acceptable and should be conditioned for implementation as part of the development.
ii. A condition has been requested requiring the any soils imported for use in the landscaped areas with the development site should be validated as being suitable for such use as part of a post completion report to be submitted for written approval by the LPA .
iii. A condition is requested for a comprehensive scheme for the storage of wast and recycling.

Flood Risk Management Team - As the development would introduce a new house and given the history of building collapse, FRMT have been consulted and recommended a drainage condition.

Greater Manchester Police Design for Security – The following security and crime reduction measures are recommended:

i. The front and rear of the dwelling should be illuminated in the hours of darkness via the use of dusk till dawn sensors on the light fixtures.
ii. An intruder alarm should be provided for the proposed dwelling.
iii. The bin and bin store should be of robust construction. Consideration should be given to cycle lockers sourced from an SBD supplier.
iv. The proposed dwelling should be complete to Secured by Design standards.

United Utilities – Request sustainable drainage condition.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:
i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
iii. The environmental role should protect and enhance the natural, built and historic environment.
The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

i. Section 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes to meet a diversity of

needs and appropriate mix of housing types for the community needs to be delivered (paragraph 61). In this case, the development would reinstate a residential use through the provision of a suitably designed house. The development would also positively contribute to the quality, diversity and supply of housing in the local area and secure a new and sustainable use for and unused building. The development would thereby accord with section 5.

ii. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96 (b)). It is considered that the development would achieve satisfactory natural surveillance. The development is capable of incorporating measures that would deliver appropriate security and a reduction in the risk of crime. On this basis it is considered that development would be satisfactorily related to section 8.

iii. Section 9: Promoting sustainable transport - States (in paragraph 115) that applications for development should ensure that:

a) Appropriate opportunities to promote sustainable transport modes;
b) Safe and suitable access to the site can be achieved for all users; and
c) Any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.

The application site is in a sustainable location in terms of the proximity of local services and public transport. The absence of car parking was a characteristic of the previous relationship of the houses to the street scene. The development would thereby reinstate the previous circumstances in relation to on-street car parking. The development would be supported with cycle storage thereby promoting the adoption of sustainable transportation modes. On balance it is considered that section 9 would be appropriately accorded with.

iv. Section 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites (paragraph 124). It is considered that section 11 would be positively responded to by securing the re-use of land formerly occupied by a house. Given, the condition of the site, it is considered that the development of the site would improve the appearance of the site and positively to the amenities of the locality, including the Rushford Park conservation area.

v. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). It also states that development should be visually attractive as a result of good architecture and layout and should establish or maintain a sense of place (paragraph 135). The development has been informed by the design and composition of the original property and neighbouring houses. The composition and proportions would therefore be acceptable subject to the implementation of the development in accordance materials approved via a condition. Section 12 would thereby be accorded with.

vi. Section 14: Meeting the challenge of climate change, flooding and coastal change - It is considered that the site responds positively to chapter 14, through the incorporation of design techniques that reduce the potential for carbon emissions. Although the site is in Flood Zone 1, the development relates the erection of a new houses, the inclusion of a drainage condition is appropriate. Section 14 would thereby be accorded with.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG:

i. Consultation and pre-decision matters
ii. Design
iii. Flood Risk Planning and Flood
iv. Health and well-being
v. Noise
vi. Housing supply and delivery

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has been given to the benefits of delivering a sustainable housing development and measures to secure appropriate waste management. The proposed design would be appropriately related to the character of surrounding area. The above principles have been appropriately accorded with for the reasons set out below.

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024 and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and are positively responded to for the reasons set out in this report:

i. JP- S1- Sustainable development
ii. JP- S2 – Carbon and energy
iii. JP- S5 – Flood risk and the water environment
iv. JP- H1 – Scale, distribution and phasing of new housing

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health,

safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible;
c. Improves access to jobs, services, education and open space whilst reducing the need to travel and securing good access to sustainable transport provision.

It is considered that the proposed development would contribute positively to the above objectives and make a positive contribution to local housing and the formation of a sustainable community. The development would secure the development of a derelict site and would thereby improve the visual amenities of the area. The development would thereby be positively related to policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. The development has been appropriately related to the scale, proportions and appearance of the neighbouring properties. The development is thereby suitably reflected to the character of existing built form. A condition has been included to ensure the approval of materials. Policy EN1 would thereby be accorded with.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) – The development would be constructed to contemporary buildings standards to achieve and reduction in carbon emissions. The development would be supported with cycle storage to further reduce carbon emissions. The development would thereby be appropriately related to policy EN4.

Policy EN 14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. The application sites located in Flood Zone 1. However, the introduction of a new house will have some impact on existing drainage infrastructure. A drainage condition has been included to secure compliance with policy EN14.

Policy EN15 (Biodiversity and Geological Conservation) - States, amongst other things, that the developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site. Given the nature and configuration of the site, it does not appear that viable bi-diversity enhancement could be delivered.

Policy EN19 (Waste) – It is considered that satisfactory waste management and recycling arrangements can be put in place during the construction and operation phases of the development to secure compliance with policy EN19.

Policy H1 (Overall Housing Provision) - Sets the objectives for the delivery of new housing in Manchester. It encourages the re-use of a vacant site, secures a high quality urban design and contributes to housing supply. It is considered that the development has been satisfactorily related to the objectives of policy H1.

Policy H 4 (East Manchester) – States that in East Manchester, priority will be given to family housing. The proposed development would provide accommodation suitable for family occupation. The development would thereby accord with policy H4.

Policy T1 (Sustainable transport) – Relates to the delivery of sustainable, high quality, integrated transport system and a modal shift away from car travel to public transport, cycling

and walking and preparation for carbon free modes of transport. In this case, the development would not be supported with car parking. However, the site is accessible via public transport and cycle storage would be provided. The development would thereby respond positively to policy T1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

a. Appropriate siting, layout, scale, form, massing, materials and detail;
b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
c. Effects on amenity, road safety and traffic generation;
d. Accessibility in relation to inclusive access for people with disabilities and access via sustainable transport modes;
e. Community safety and crime prevention;
f. Design for health;
g. Adequacy of internal accommodation and external amenity space;
h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals regarding its potential impact on residential amenity and the contextual relationship of the development to the surrounding built environment. The development would be supported with private amenity space and suitable waste management arrangements. Traffic generation would be predictable reflective of the limited scale of the development and cycle storage would be provided. Satisfactory internal space and waste / recycling storage would be achieved. Policy DM1 would thereby be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. In this case, the development would incorporate inclusive access and satisfactory ground floor circulation space.

Policy DC26 (Development and noise) - Has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

In this case, the development is in residential setting and does not appear to be affected unduly by neighbouring noise sources, including traffic noise. The development would therefore be appropriately related to policy DC26.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The guidance states that the delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. It is therefore essential for

applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. The development would be satisfactorily related to the space criteria for the proposed house type. It is also considered that the quality of the design would be appropriately related to existing neighbouring built forma and would respond positively to the guidance.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is acceptable and therefore determined within a timely manner.

Principle of the development – The development would be satisfactorily to the surrounding context, in terms of the use, its scale, proportions and relationship to the character of the area. The development would make a positive contribution to local housing supply. The principle of the development would be acceptable.

Ground conditions and collapse event – The applicant was required to submit a land condition survey in response to any impacts associated with the collapse of the previous building. The findings oof the report has been accepted by the Enviromnmenatal Health Officer. The details have been related to a condition, which also requires verification of the implemented measures. On this basis land conditions have been appropriately assessed.

Drainage – In response to the historic land conditions affecting the site, it is appropriate that the development is related to the attached drainage condition.

Future use of the apartments - A condition has been included to facilitate the appropriate future use and management of the authorised apartments limiting their future occupation to Class C3 (a) not precluding occupation by two unrelated people sharing a property. This condition is considered necessary to secure the appropriate management of the development and maintain family housing provision.

Residential space standards – The proposed house has been related to the MRQG space criteria for a 3 bedroom, 4 person, two storey dwelling. The achieved internal space including loft storage would equate to 109 sq. metres and would therefore exceed to 87 sq. metres reference in the MRQG. The achieved internal space is therefore acceptable.

Permitted development – In order to safeguard residential amenity and ensure the appropriate future management of new development within the site, conditions have been included to requiring planning permission for:

i. The erection of extensions, porches or outbuildings other than those expressly authorised by this permission.
ii. The inserted of windows other than those shown on the approved drawings.

Residential amenity –The quality of the internal layout would incorporate appropriate space, which would encourage sustained occupation. The amount of external amenity space would reflect the arrangements to neighbouring houses. The arrangement of habitable room windows, in a context characterised by relatively dense development, would reflect the previous configuration of built form. An obscured glazing condition to a proposed bathroom window has been proposed. The development of the site would improve the visual amenities of the area.

Siting – The projection of the proposed ground floor rear extension (forming part of the development) would be reflective of the siting of extension that may be permitted in relation to neighbouring properties. At first floor level 11 metres would be retained to the rear of the nearest property to the north of the site. This distance is reflective of the existing characteristic relationship between existing built form and is acceptable. The formation of a shallow front garden area would secure an appropriate demarcation of public and private space and reflective of the character the streetscene.

Scale and massing – The development has been appropriately related to the height, scale and proportions of the adjoining No 29. The configuration of window openings would suitably relieve the composition of the brickwork. The development has been appropriate to the scale and

Design – As stated the development has been appropriately related to the appearance of neighbouring houses. The applicant has amended the elevation design to include stone cills and lintels to the principal elevation to further reflective the characteristics of neighbouring houses. The proposed design would be acceptable subject to the conditioned approval of materials, including window and door frame and boundary treatment.

Crime and security - It is considered that the development would maintain appropriate natural surveillance. The arrangement of boundary treatments would secure the site and define the private and public realm. An informative has been included that makes recommendations for the implementation of security and crime reduction arrangements.

Boundary treatment – The applicant has indicated that the Walmer Street boundary would be demarcated with low brick walls and gate posts appropriately reflecting the arrangements to the principal boundaries of existing houses. Indicative details of brick walls enclosing the rear yard have been indicated. A condition has been included requiring approval of the final details of boundary walls and gates, thereby ensuring the appropriate demarcation of public and private space.

Inclusive access – The development would incorporate inclusive access and satisfactory ground floor circulation space.

Reducing carbon emissions and sustainable design - The development would bring a vacant site into active use. The development would be constructed to contemporary design standards. The development would not provide car parking, but cycle storage would be provided. Carbon reductions would be proportionate to the scale of the development.

Car parking and highways issues – The development would be reliant upon on-street car parking. This arrangement would replicate circumstances that existed prior to the demolition of the application property and is therefore considered to be acceptable. Given the scale of the proposed development is it is not considered that future occupation would result in significant demand for on-street car parking.

Cycle storage – The development would be supported with a secure store with capacity for two cycles. This provision would be proportionate. A condition has been included requiring approval of details of the related storage enclosure and its provision as part of the development implementation of the development.

Ecology and biodiversity enhancement – The site is derelict and does not appear to have any significant ecological value. Given the scale of the development and the characteristics and constraints of the site, it is not considered that meaningful bio-diversity enhancement could be delivered as part of the development.

Waste management - The applicant has indicated the provision of a combined bin and cycle store. It would have potentially appropriate bin capacities subject to approval of the final details of the elevational details. The arrangement of internal food waste storage is also required. These details can be secured through the attached related condition.

Noise attenuation – The site is located in a residential area without apparent neighbouring noise generating uses, including traffic on major roads. Noise generated by the development would be commensurate with residential occupation. The Environmental Health Officer has not recommended a noise attenuation condition.

Construction Management Plan (CMP) – Due the characteristics of the adjacent highway, it has been necessary to relate the development a CMP condition, which has been agreed with the applicant.

Conclusion - The proposed development would continue to provide a sustainable use for an unused site that would otherwise be remain vacant without any appreciable contribution to the streetscene and character of the area. The proposed use would be appropriate, proportionate and suitably related to the predominant scale and character of the surrounding predominantly residential area. The development is therefore considered to be acceptable and satisfactorily related to planning policy and guidance.

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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the local planning authority on 9 October 2024, 22 January 2 January 2025 and 25 March 2025:

Planning application forms
Proposed ground floor, first and loft FFL GA Plans Ref: A100
Proposed elevations Ref: A101 Rev B
Site and location plan relating to 27 Walmer Street Ref: A103 Rev A

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

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development, including boundary walls shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Before the occupation of the development, the arrangements to secure level thresholds to the front and rear entrances of the authorised house shall be fully implemented and maintained in situ thereafter.

Reason – To ensure the provision of inclusive access and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The planning permission hereby granted relates to the formation of 1 x 3 bedroom, 4 person, two storey dwellinghouse as detailed in on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) extensions or outbuildings shall be erected other than those expressly authorised by this permission.

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

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced: Proposed ground floor, first and loft FFL GA Plans Ref: A100 and Proposed elevations Ref: A101 Rev B.

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

9) Before the occupation of the development the window to the bathroom indicated on approved drawings ref: Proposed ground floor, first and loft FFL GA Plans Ref: A100 and Proposed elevations Ref: A101 Rev B shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

i. Display of an emergency contact number;
ii. Details of wheel washing;
iii. Compound locations where relevant;
iv. Location, removal and recycling of waste;
v. Routing strategy and swept path analysis;
vi. Parking of construction and staff vehicles;
vii. Sheeting over of construction vehicles.
viii. Dust suppression measures.

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

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

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

i. Evidence of drainage hierarchy adherence.
ii. Finalised surface water drainage layout including all components, levels and connectivity.
iii. Evidence of connection approval in principle.
iv. Maintenance and management plan.
v. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
vi. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
vii. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
viii. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy for the City of Manchester and policies JP- P6, JP-S1 and JP-S4 of Sustainable Development Joint Development Plan Document - Places for Everyone.

12) a) The development shall be implemented in accordance with the following documents relating to the remediation of land contamination: Phase 1 Desk Study Site Investigation Report 27 Walmer Street Abbey Hey M18 8QP dated 19 February 2025 Ref: G25046 by Geo Investigate.

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

13) Any soils imported for used in any landscaped areas within the site forming part of the development shall be validated as being suitable for such use as part of post completion report to be submitted to and approved in writing by the City Council as local planning authority.

Reason – To ensure that the presence of or the potential for any contaminated land and / or groundwater is detected, and appropriate remedial action is taken in the interests of public safety pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

14) Before the occupation of the authorised development, details of the design and appearance of the bin store enclosure as on drawing referenced: Proposed ground floor, first and loft FFL GA Plans Ref: A100, Proposed elevations Ref: A101 Rev B and Site and location plan relating to 27 Walmer Street Ref: A103 Rev A shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall include confirmation of waste and recycling capacities and the provision of internal food waste storage and be fully implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of waste and recycling bins, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

15) Before the occupation of the development, details of the design and appearance of the cycle store enclosure as on drawing referenced: Proposed ground floor, first and loft FFL GA Plans Ref: A100, Proposed elevations Ref: A101 Rev B and Site and location plan relating to 27 Walmer Street Ref: A103 Rev A shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

16) Before the occupation of the development, details of the specification of all walls and gates to the boundaries of the application site, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented prior to the occupation of the development and maintained in situ thereafter.

Reason – In the interests of residential amenity and to reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

1) Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

2) If works are required to the highway drainage system as part of this application this should be subject to a S278 Highways Works agreement. Any modifications / improvements to the public highway or footpath the applicant will require an agreement with MCC's Highways teams. This will be funded at the applicant's expense. The following link provides access: https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).
4) Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

5) The following security and crime reduction measures are recommended:

i. The front and rear of the dwelling should be illuminated in the hours of darkness via the use of dusk till dawn sensors on the light fixtures.
ii. An intruder alarm should be provided for the proposed dwelling.
iii. The bin and bin store should be of robust construction. Consideration should be given to cycle lockers sourced from an SBD supplier.
iv. The proposed dwelling should be complete to Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

18 Walmer Street, Gorton, Manchester, M18 8QP
22 Walmer Street, Gorton, Manchester, M18 8QP
24 Walmer Street, Gorton, Manchester, M18 8QP
26 Walmer Street, Gorton, Manchester, M18 8QP
30 Walmer Street, Gorton, Manchester, M18 8QP
34 Walmer Street, Gorton, Manchester, M18 8QP
17 Walmer Street, Gorton, Manchester, M18 8QP
15 Walmer Street, Gorton, Manchester, M18 8QP
30 Welbeck Street, Manchester, M18 8GW
34 Welbeck Street, Manchester, M18 8GW
28 Welbeck Street, Manchester, M18 8GW
22 Welbeck Street, Manchester, M18 8GW
18 Welbeck Street, Manchester, M18 8GW
55 Constable Street, Manchester, M18 8QQ
57 Constable Street, Manchester, M18 8QQ
28 Walmer Street, Gorton, Manchester, M18 8QP
29 Walmer Street, Gorton, Manchester, M18 8QP
26 Welbeck Street, Manchester, M18 8GW
20 Welbeck Street, Manchester, M18 8GW
65 Constable Street, Manchester, M18 8QQ
59 Constable Street, Manchester, M18 8QQ
51 Constable Street, Manchester, M18 8QQ
20 Walmer Street, Gorton, Manchester, M18 8QP
32 Walmer Street, Gorton, Manchester, M18 8QP
31 Walmer Street, Gorton, Manchester, M18 8QP
19 Walmer Street, Gorton, Manchester, M18 8QP
67 Constable Street, Manchester, M18 8QQ
61 Constable Street, Manchester, M18 8QQ
53 Constable Street, Manchester, M18 8QQ

32 Welbeck Street, Manchester, M18 8GW
63 Constable Street, Manchester, M18 8QQ
24 Welbeck Street, Manchester, M18 8GW

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 -
Area Team Boundary - Name: NORTH AREA