MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141101/JO/2024
Date registered valid:	8 October 2024
Proposal:	Variation of conditions 2 (approved drawings), 7 (window positions) and 8 (obscure glazing to bathrooms) attached to planning permission reference 139219/JO/2024 to allow for elevation alterations including the installation of solar PV panels to the rear roof slope and changes to roof heights
Address:	7 Chapel Street, Manchester, M19 3QB
Ward(s):	Levenshulme Ward
Applicant:	Mr Keith Burke, Burke Developments
Agent (if any):	Ralph Taylor, Paul Butler Associates
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 December 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 24 October 2024

Standard consultations:
Printed: 31 October 2024 Expired: 21 November 2024

Neighbour notifications
Printed: 30 October 2024 Expired: 13 November 2024

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 planning application site covers an area of 0.18 Ha and is situated approximately 81 metres from Levenshulme District Centre. The buildings formerly occupying the site in connection with its uses as general industrial business have been demolished. The implementation of the development initially commenced but works ceased to facilitate the discharge of pre-commencement condition.

The site frontage, including vehicular and pedestrian access, relates to Chapel Street. A triangular parcel of open space is located adjacent to the site access. The perimeter surrounding the site comprises two storey terraced houses with rear yards. The area to the east and south of the site is predominantly residential. Notwithstanding the above, industrial and commercial uses are located at the junction of Chapel Street and Elbow Street. Chapel Street has a 20 mph speed restriction and a no waiting at any time traffic regulation order is in place on the northern side of the carriageway. Traffic calming measures are also present on Chapel Street.



Fig.1 – Views of the application site from Elbow Street



Fig.2 – Views of the application site from Chapel Street

Description of development

The authorised development relates to the erection of 8 houses with front and rear gardens and in curtilage car parking. The houses would form two pairs of semi-detached houses of each of a centrally positioned accessed road leading from and to Chapel Street.

The proposed amendments would not affect the siting of the proposed houses, gardens or access road. The internal layouts would also remain unchanged.



Fig.3 - Streetscene approved under ref: 139219/JO/2024



Fig.4 - Building section proposed ref:141101/JO/2024











Fig.5 - Elevations approved under ref: 139219/JO/2024



Fig.6 - Proposed elevations ref: 141101/JO/2024

The proposed amendments involve:

i. In response to topographic survey of the site the height of the proposed houses to the west and east of the site would increase from 8.2 metres to 8.4 metres to 8.35 metres to 8.74 metres. This height increase would be offset by re-surveyed houses to the north and east of the site that have ridge lines that are higher than the highest points of the proposed houses. Terraced houses to the west of the site have lower ridge lines but any impact is mitigated (between built form) provided by the distance across existing yard and proposed gardens, i.e., 18.5 metres.

ii. Elevational changes involve:

- Changes to the composition of brickwork;
- Introduction of PV panels to roof slopes;
- Repositioning of roof windows.

The development seeks to amend the elevation composition of the development with all other aspects of the development maintained, including the siting of the proposed units.
The s73 application also considers materials and drainage details relating to the development through conditions 3 and 17 of planning permission ref: 139219/JO/2024.

Site History

1. 139219/JO/2024
7 Chapel Street Manchester M19 3QB – Approved 04.04.2024
Variation of Condition 2 (Specified Plans) attached to planning permission 138358/FO/2023 to allow elevational alterations.

2. 138358/FO/2023 - Approved - 19.01.2024
7 Chapel Street Levenshulme Manchester M19 3QB
Erection of 8no. houses (Class C3), formation of new access road from Chapel Street and associated car parking, garden areas and boundary treatments following demolition of existing buildings

3. 136792/FO/2023 - Withdrawn - 25.10.2023
7 Chapel Street, Levenshulme, Manchester, M19 3QB
Erection of 7 no houses and 2 no apartments (Class C3), formation of new access road from Chapel Street and associated car parking, garden areas and boundary treatments following demolition of existing buildings

4. 018224 - Approved - 01.12.1982
Former Buffoline Gear Works, Chapel Street, Levenshulme.
External alterations as a result of the division of an existing industrial building into four industrial units; provision of parking, servicing and secure storage areas after demolition of derelict building, erection of fencing and new vehicular access

5. F09221 - Approved - 04.10.1978
Belper Tools Ltd. 7 Chapel Street, Levenshulme.
Erection of a single storey building at Engineering Works after demolition of existing building and provision of car parking and turning area.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services - In principle, Highways have no objection to the variation of the conditions. The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.
It is understood that the proposed car, cycle parking allocation and Highways Works will remain as per the approved application and therefore Highways have no concerns.

Environmental Health – No comments.

Flood Risk Management Team – The submitted drainage details are not satisfactory. The discharge of the previously attached condition is not recommended. The requirement of FRMT have been forwarded to the applicant's agent.

United Utilities Water PLC – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2023. 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
ii. Section 8: Promoting healthy and safe communities
iii. Section 9: Promoting sustainable transport
iv. Section 11: Making effective use of land
v. Section 12: Achieving well-designed places
vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change

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 seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG, which have been previously and would continue to be positively responded to:

i. Consultation and pre-decision matters
ii. Design
iii. Flood Risk Planning and Flood Risk
iv. Health and well-being
v. Air quality
vi. Land affected by contamination
vii. Noise
viii. Travel plans and traffic / transport assessments

The Places for Everyone Plan is a Joint Development Plan Document - Provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given

the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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 significant weight in the planning balance. The following policies are considered to be relevant and continue to be appropriately responded to the following policies:

JP-H1 - Scale, distribution and phasing of new housing
JP- H3 - Type, size and design of new housing
JP- H4 - Density of new housing
JP-P6 - Health
JPS1 - Sustainable development
JP-S2 - Carbon and energy
JP-S4 - Flood Risk and the water environment

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 including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It was demonstrated, during the consideration of planning application ref: 138358/FO/2023 and 139219/JO/2024, that policy SP1 would be accorded with. The changes would not substantially depart from the approved development and policy SP1 would thereby continue to the accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that opportunities for good design to enhance the overall image of the City should be fully realised to reinforce and enhance the local character and context of the development site. In this case, the proposed amendments would maintain an appropriate relationship to the height and scale of development to the local area. The amended design would uplift the elevational treatment and would be related to the coherent use of materials. Policy EN1 would continue to be accorded with.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

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 and its relationship to the character of the surrounding area;
c. Effects on amenity;
d. The accessibility to buildings and neighbourhoods, in relation to inclusive access and 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.

The development would continue to be satisfactorily related to policy DM1.

The development would also continue to be appropriately related to the following policies:

Policy EC 2 (Existing Employment Space)
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
Policy EN 6 (Target Framework for CO2 reductions from low or zero carbon energy supplies)
Policy EN 8 (Adaptation to Climate Change)
Policy EN 14 (Flood Risk)
Policy EN15 (Biodiversity and Geological Conservation)
Policy EN 16 (Air Quality)
Policy EN18 (Contaminated Land and Ground Stability)
Policy EN19 (Waste)
Policy H1 (Overall Housing Provision)
Policy H 6 (South Manchester)
Policy H11 (Houses in Multiple Occupation)
Policy T1 (Sustainable transport)
Policy T2 (Accessible areas of opportunity and need)

Unitary Development Plan (saved UDP) Policies - The development would continue to be appropriately related to the following policies:

Policy DC7 (New Housing Development)
Policy DC26 (Development and noise)

Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live. It also seeks to raise the quality of life across Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need incorporate the most appropriate and up to date technologies to significantly reduce emissions. The guidance is therefore relevant to all stages of the development process, including construction and operational management. The proposed house types would meet the relevant space criteria as set out in the guidance. The quality of the design and layout of the development would be maintained to secure a positive contribution to the character of the local area and encourage its sustained long-term occupation. Compliance with the MRQG would thereby be accorded with.

Engagement with the applicant – 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Principle of the development - The proposed amendments would improve the appearance of the development and improve its environmental performance (through the introduction of PV panels). The principle of the development would be unaffected by the proposed amendments and previous conditions have been re-attached.

Magnitude of development - The development would continue to provide an appropriate mix of house types with the density of the new built form being relieved by satisfactorily sized garden areas.

Siting - The previously approved siting of the development would be maintained to secure a satisfactory relationship to neighbouring housing and the streetscene.

Height, scale and massing - The scale and massing of the proposed houses would continue to be acceptable. The increase in height would be acceptable given the height parameters to the revised development would continue to be related to the approved height and scale parameters. The submission has demonstrated that the north, east and south of the site. The height increase would maintain and appropriate relationship to houses to the west.

Design - Amendments to the external elevation are related to the previously approved configuration of the approved houses. The arrangement of brickwork and windows is would be acceptable. A condition has been related to an acceptable schedule of materials that relate to the character and appearance of houses in the area. The design is acceptable subject the conditioned use of appropriate materials.

PV Panels – The submitted details are acceptable and their installation is related to the development by condition.

Inclusive access - The development would maintain level thresholds to the front entrances to each of the proposed houses through the graduated rise in ground levels. A condition has been included to ensure the provision of a level threshold to the rear doorway to facilitate access to the rear garden. As the internal layouts would be unchanged appropriate circulation space would be provided. The development can achieve appropriate inclusive access.

Residential amenity - The development would improve the visual appearance of the development and its relationship to the surrounding context. Increaase in ridge lines would not unduly harm residential amenity. In all other respects the amended development would not affect previously assessed levels of amenity.

Residential space standards - The proposed amendments would not affect the configuration and arrangement of the internal space within the proposed houses. The development would thereby continue to accord with the appropriate space criteria specified in the Manchester Residential Quality Guidance.

Construction management plan – Details approved under condition discharge request ref: CDN/24/0929 has been conditioned.

Conditions - Previous condition relating the following issues have been re-attached to ensure the appropriate implementation of the development (based on approved or required details):

- Crime and Security
- Boundary treatment
- Reducing carbon emissions and sustainable design
- Future use of the development, i.e., maintaining Class C3 use
- Permitted development restrictions
- Car parking and highways issues
- Cycle storage
- Off-site highways work
- Electric vehicle (EV) charging points
- Construction Management Plan (CMP)
- Waste management
- Noise
- Air quality
- Land conditions (Part B).
- Flood risk and site drainage
- Ecology
- Tree removal and landscaping
- Inclusive access

Conditions 7 and 8 (attached to planning permission ref: 141101/JO/2024) been amended to reference the revised drawing numbers and for the avoidance of doubt.

Flood risk and drainage – The risk of flooding has previously been assessed and a drainage condition previously applied. The submitted details give assurance that satisfactory drainage can be achieved. However, to ensure the approval of final details it has been necessary to re-apply the drainage condition.

Conditions - Previous condition relating the following issues have been re-attached, in order to ensure the appropriate implementation of the development:

i. Crime and Security
ii. Boundary treatment
iii. Reducing carbon emissions and sustainable design
iv. Future use of the development, i.e., maintaining Class C3 use
v. Permitted development restrictions
vi. Car parking and highways issues
vii. Cycle storage
viii. Off-site highways work
ix. Electric vehicle (EV) charging points
x. Demolition and Construction Management Plan (CMP)
xi. Waste management
xii. Noise
xiii. Air quality
xiv. Land conditions (Part B).
xv. Flood risk and site drainage
xvi. Ecology
xvii. Tree removal and landscaping

Conclusion - The amendments would improve the design of the proposed houses, whilst maintaining the previously approved configuration, siting and layout of the development. The proposed amendments are acceptable.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 19 October 2023, 2 January 2024, 9 February 2024, 29 September 2024, 29 October 2024 and 8 November 2024:

Application forms for removal or variation of condition following granting of planning permission
Existing GA site plan Ref: 23-1136(02)001 Ref: PL0
Location Ref: 23-1136(01) 001 Ref: PL0

Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04
Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04 (including typical section through window reveal)
Street Elevations existing and proposed Ref: 24-0016-30-103 Rev P03
Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2
Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6
Proposed GA roof plan Ref: 23-1136(03)003 PL7 (amended by drawings ref: Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04 and Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04)
PROPOSED RESIDENTIAL DEVELOPMENT, CHAPEL STREET, LEVENSHULME (4150) RESPONSE TO HIGHWAYS COMMENTS - OCTOBER 2023 by Eddisons Burke Developments
7 Chapel Street, Levenshulme, M19 3QB Employment Land Statement by Paul Butler Associates dated 16 October 2023
Bat Presence-Absence Survey Building B3 7 Chapel Street Levenshulme M19 3QB for NADA Architect by Gritstone Ecology

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.

2) The development shall be implemented in accordance with the following material specifications as detailed in document ref: Materials for discharge of condition 3 Revision G:

Brick – 50/50 mixed blend of Eco Stock Medway Blend and Eco Stock Chertsey Antiques (650mm x 215mm x 102.5mm) with grey colour mortar
Roof tile – Marly Modern smooth grey roof tile 330mm x 420mm x 5mm
Window frames and external front and patio doors Vale system 2800 PVC-U with woodgrain finish (Energy rating A and PAS 24 security standard) in anthracite grey 072 Ref 701605
[Windows relating to authorised development shall be installed in accordance with drawing ref: Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04 (including typical section through window reveal)
Feature windows frame (front bay) – Frame and surround in anthracite grey 072 Ref 701605.
External front door leaf colour Chartwell Green 106 Ref: 49246.

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 and DM1 of the Core Strategy for the City of Manchester.

3) The authorised development relates to the erection of: 8 x four bedroom, seven person houses (Class C3).

Reason - To safeguard the amenities of the occupiers of occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP- H3, JP- H4 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

4) 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, policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

5) 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 garages, extensions, porches 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 and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04
Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04
Street Elevations existing and proposed Ref: 24-0016-30-103 Rev P03
Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2
Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6
Proposed GA roof plan Ref: 23-1136(03)003 PL7 (amended by drawings ref: Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04 and Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04)

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

7) Before the occupation of the development windows to bathrooms rooms as so indicated on the approved drawings ref: Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04, Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04, Street Elevations existing and proposed Ref: 24-0016-30-103 Rev P03, Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2, Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6 and Proposed GA roof plan Ref: 23-1136(03)003 PL7 (amended by drawings ref: Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04 and Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04) 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 policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

8) Prior to occupation, details of the measures to be incorporated into the development to demonstrate how secure 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 at all times thereafter.

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 Core Strategy for the City of Manchester, policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance contained in the National Planning Policy Framework and .

9) The construction phase of the development shall be implemented in accordance with the following drawing and documents relating to construction management referenced:

i. Construction Stage Site Layout drawing Ref: 24-0016-70-001 Rev. P01
ii. Construction Phase Plan as per The Construction (Design and Management) Regulations 2025 - Burke Construction NW 7 Chapel Street M19 3QB dated 30 September 2024
amended and supplemented by
iii. Traffic Management Plan document Burke Construction NW 7 Chapel Street M19 3QB dated 4 November 2024 and
iv. Construction Vehicle routing and movement visual attached to Paul Butler Associates email dated 8 November 2024.

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 and policies JP-P6 and JPS1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

10) The development shall be implemented in accordance with the arrangements for electric vehicle charging as detailed in drawing referenced: EV charge point locations site plan Ref: 24-0016-30-106 Rev R01 and EV Charger - Detail and specs Ref: 24-0016-30-107 Rev R01. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester, policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

11) The authorised development shall be undertaken in accordance with the waste management strategy comprising drawing and documents referenced: WASTE MANAGEMENT STRATEGY 7 CHAPEL STREET LEVENSHULME MANCHESTER M19 3QB FINAL dated 18 October 2023 by Fellows Environmental, Waste management proforma dated 18 October 2023 and Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6. The agreed arrangements shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

12) The development shall be implemented in accordance with the arrangements for bin storage as detailed in drawing referenced: Bin and cycle stores location site plan Ref: 24-0016-30-104 Rev R01 and Bin and cycle store - Technical details Ref: 24-0016-30-105 Rev R01. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

13) The development shall be implemented in accordance with the details for cycle storage as detailed on drawings referenced: Bin and cycle stores location site plan Ref: 24-0016-30-104 Rev R01 and Bin and cycle store - Technical details Ref: 24-0016-30-105 Rev R01. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle 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 Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

14) Before occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the acoustic insulation of the residential accommodation against noise from industrial uses to the west of the application site and any other identified noise sources. The approved noise insulation scheme shall be implemented before the development is occupied.

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 report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from industrial uses to the west of the application site and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Core Strategy for the Cit of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

15) The development shall be implemented in accordance with details to address land contamination as detailed in document referenced : Martin Environmental Solutions Ltd Martin Contaminated Land Remediation and Verification Plan for proposed residential development at Land Off Chapel Street, Manchester, M19 3QB. Prepared for Burke Developments Ltd, Norwood, Greenacres, Oldham, OL4 3EX. Amended November 2024 Report No: 2843-3 MES Contaminated Land and the detail of email from Paul Butler Associates dated 20 November 2024.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 before the development is occupied, 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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 Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

16) Within one month of the date of the planning permission hereby granted, a surface water drainage scheme for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the Council as local planning authority. The development shall be constructed and completed in accordance with the approved details within a timescale agreed with the Council as local planning authority.

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.

17) Before the occupation of the building, the car parking spaces and other hard surfaces relating to each plot shall be implemented in accordance with the details of drawing referenced: Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6. Upon occupation of the building, the car parking area shall be made available for use in accordance with the authorised use only and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuit to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

18) Before the occupation of the authorised development, full details and specifications of all off-site highways works, including footpath reinstatement to Chapel Street shall be submitted to and approved in writing by the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone and guidance contained within the National Planning Policy Framework.

19) Notwithstanding the detail of drawings Ref: Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6 and before the occupation of the development, details the design, appearance and specification of all boundary treatments. The approved details shall be implemented before the occupation of the development and maintained in situ at all times thereafter.

Reason - In the interest of residential amenity, site security and to reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

20) Notwithstanding the detail of document referenced: Proposed residential development at 7 Chapel Street, Levenshulme, Manchester M19 3QB Environmental Standards Statement dated June 2023 and prior to the commencement of above ground construction works, a scheme shall be submitted to and approved by the City Council as local planning authority detailing measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007), policies JP-P6, JP-S1 and JP-S2 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

21) Before the occupation of any part of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision and position of bat and bird boxes, which shall be undertaken in accordance with the approved details before the occupation of the development and maintained in situ thereafter.

Reason - To enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

22) The development shall be implemented in accordance with the details relating to photovoltaic panels as detailed in drawings and specification referenced PV panel for discharge of condition 3 (Revision A). The approved details shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - To minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

23) Before the occupation of the development, a drawing shall be submitted to and approved in writing by the City Council as local planning authority demonstrating the provision of level thresholds to the rear patio doorways to facilitate inclusive access to the garden areas of each of the authorised houses. The approved details shall be implemented, before the occupation of the development, in conjunction with arrangements to the principal entrance of each house as specified in drawings ref: Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04, Proposed

Elevation 02 Ref: 24-0016-20-102 Rev P04, Street Elevations existing and proposed Ref: 24-0016-30-103 Rev P03 and Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2 and maintained in situ thereafter.

Reason – In the interest of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, policy DC7 of the Unitary Development Plan and policy JP-P6 (Health) contained within Sustainable Development Joint Development Plan Document - Places for Everyone.

Informatives

1) Guidance for developers can be accessed via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Council records highlight an underground culverted ordinary watercourse (Fallowfield Brook) is located within close proximity to the site (approximately 8m south of the site). It is requested that the developer informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

3) Highway agreements will be required for the alterations to the existing highways and the construction of the vehicular access and dropped kerbs to Chapel Street and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

Belper Tools Ltd , 7 Chapel Street, Manchester, M19 3QB
1 Mercer Street, Manchester, M19 3QP
24 Cromwell Grove, Manchester, M19 3GB
2 Cardus Street, Manchester, M19 3QG
46 Elbow Street, Manchester, M19 3PY
44 Elbow Street, Manchester, M19 3PY
16 Chapel Street, Levenshulme, Manchester, M19 3QA
20 Chapel Street, Levenshulme, Manchester, M19 3QA
18 Chapel Street, Levenshulme, Manchester, M19 3QA
Scrapyard Adjacent 1, Drury Street, Manchester, M19 3PQ
3 Mercer Street, Manchester, M19 3QP
14 Cromwell Grove, Manchester, M19 3GB
10 Cardus Street, Manchester, M19 3QG
8 Cardus Street, Manchester, M19 3QG
4 Cardus Street, Manchester, M19 3QG
36 Cromwell Grove, Manchester, M19 3GB
26 Cromwell Grove, Manchester, M19 3GB
20 Cromwell Grove, Manchester, M19 3GB
11 Mercer Street, Manchester, M19 3QP
9 Mercer Street, Manchester, M19 3QP

7 Mercer Street, Manchester, M19 3QP
5 Mercer Street, Manchester, M19 3QP
12 Cardus Street, Manchester, M19 3QG
6 Cardus Street, Manchester, M19 3QG
34 Cromwell Grove, Manchester, M19 3GB
32 Cromwell Grove, Manchester, M19 3GB
30 Cromwell Grove, Manchester, M19 3GB
22 Cromwell Grove, Manchester, M19 3GB
18 Cromwell Grove, Manchester, M19 3GB
16 Cromwell Grove, Manchester, M19 3GB
28 Cromwell Grove, Manchester, M19 3GB

Appendix 2 – Planning constraints

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