

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140374/FO/2024

Date registered valid: 29 August 2024

Proposal: Erection of 1no. bungalow (Class C3) together with associated parking and landscaping.

Address: Land Between Old Market Street and Grant Close, Blackley, Manchester, M9 8DX

Ward(s): Harpurhey Ward

Applicant: Mr Zahid Khalid

Agent (if any):

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 8 October 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 20 September 2024

Standard consultations:

Printed: 2 September 2024

Expired: 23 September 2024

Neighbour notifications

Printed: 2 September 2024

Expired: 23 September 2024

Site notice

Posted: 20 September 2024

Expired: 11 October 2024

Press advert

Published: 10 September 2024

Expired: 1 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to an irregular shaped area of vacant land (516 sqm), situated along Old Market Street and the terminus of Grant Close – a residential cul-de-sac.



View from Grant Close looking west

The land which was formerly owned by the City Council has been sold off and cleared. The site formerly related to an area of incidental open, green space with tree planting. These trees have now been removed to reveal an area of rough, low level scrub vegetation.

The site extends to the rear of 31 Old Market Street and includes two on-street parking bays which have been subject to a stopping up order. The topography of the site slopes down from Old Market Street towards Grant Close.

In terms of the immediate surroundings, the site is adjoined to the west by a row of residential bungalows and to the south, on the opposite side of Grant Close, lies a two-storey residential estate. A small parking area serving some of the residential properties along Grant Close is located just to the west and is separated from the rear garden of the proposed bungalow by a row of tree and vegetation.



View from Grant Close looking east

To the north on the other side of Old Market Street is a Grade II* listed church and associated grounds of St. Peter's Church. Diagonally opposite to the north are a series of 1-3 storey commercial warehouse units. A short distance to the south-east is a medical centre.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

With the exception of a number of civic uses and commercial warehouses opposite, the area is principally residential in character. Further along Old Market Street to the west, is a small local centre containing a few shops and Co-operative convenience store. A short distance to the east lies the main arterial route of Rochdale Road which links the M60 motorway with the city

Description of development

Planning permission is sought for the erection of a single, 3 bedroom, detached bungalow (Class C3) with associated off-road parking, boundary treatment and landscaping.

The proposal incorporates garden areas to the side and rear, together with a single car parking space accessed from Grant Close.

The application follows planning permission being granted for an almost identical proposal which has since lapsed (Ref: 126451/FO/2020).

Consultations & Notification Responses

Local Residents Occupiers – No representations received.

Environmental Health – Conditions are recommended in relation to the construction management, acoustic insulation, ground conditions and waste management.

Highway Services - The number of vehicular trips associated with the site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional

The pedestrian access arrangements are acceptable to Highways.

Whilst the proposed boundary treatments are acceptable in principle, it is required that sufficient pedestrian/vehicle inter-visibility is provided at the driveway access point, therefore a low wall without fencing above is recommended.

As indicated through previous pre-planning application advice, the two existing parking bay areas on the north side of Grant Close are adopted highway (according to council records) so a stopping up order would be needed to extinguish existing highway rights through S247 agreement.

If the planning application be approved, then alterations to the highway will be required (through the provision of a driveway) and are to be undertaken through S.184/S.278 agreement.

The parking space should incorporate electric vehicle charging.

Prior to the commencement of any development, a Construction Management Plan should be submitted to and approved in writing by the City Council as Local Planning Authority.

Flood Risk Management – A surface water drainage condition is requested.

Greater Manchester Ecology Unit - The presence of protected species on this site is very unlikely.

'Informatives' are requested should any nesting birds or mammals encountered during works.

The development is subject to mandatory 10% biodiversity net gain, which is also more prescriptive regarding what can be counted as mitigation for loss of any particular habitat and what can be accepted within a garden landscape, A biodiversity net gain assessment has been provided. This indicates that 10% BNG is only achievable if part of the site is excluded from the garden and managed for wildlife as wildflower grassland that achieves good condition with inclusion of an urban tree. This has not however been explicitly proposed within the

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If all the land is managed as garden then there is a 0.09 BU shortfall and approximately 0.13 BU shortfall to achieve 10% net gain. On balance, a better solution would be to request off-site compensation as the small area of wildlife grassland is likely to be relatively meaningless from a strategic perspective and also likely to difficult to maintain for 30 years in good condition. The cost of management by the land manager and monitoring by the LPA far exceeding the price of the purchase of off-site units from a habitat bank. It is therefore recommended that off-site credits are purchased. If this is agreed, then there are no issues given the low number of units

involved, leaving the final detail to the discharge of the statutory biodiversity condition. It is recommended that the provision of one house sparrow terrace as mitigation/enhancement for wildlife. The details can be provided via condition.

Policy

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

- Policies DM1, SP1, H1, H3, T2, EN3, EN4, EN14, EN14, EN16-19 of the Core Strategy;
- Saved policy DC7.1, DC19.1 and DC26 of the UDP;
- Places for Everyone Joint Development Plan;
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance;
- Greater Manchester Spatial Framework;
- National Planning Policy Framework (NPPF) - Relevant to this application are Sections 12 'Achieving Well Designed Places' and Section 16 relates to 'Conserving and Enhancing the Historic Environment'

Issues

Principle

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

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

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

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

Policy H3 states further that north Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

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

In this case, the site would regenerate what has now become, following tree removal, an unattractive and vacant patch of land. The proposal would add to the housing mix in the locality and is situated within a sustainable location.

The principle of the proposed development is therefore considered acceptable. Further consideration of the site-specific planning issues is outlined below.

Design, Scale and Appearance

The proposed house has been designed to provide a principal frontage to Old Market Street, with a rear off road parking space accessed from Grant Close.

The use of multiple roof pitches adds interest to the overall building and reduces its dominance at a prominent location along Old Market Street.

The single storey scale reflects that of the neighbouring row of bungalows to the west and will in effect, provide a continuation of the frontage, to effectively assimilate into the street-scene.

The layout makes efficient use of the land available, to provide a single, detached dwellinghouse occupying a central position within the site, to allow access all around the building and a strong frontage to the access road. The building has been designed with the context and irregular shape of the plot in mind to respond effectively to the streetscape and with green area of side garden incorporating tree planting to provide a green setting to the Grant Close/Old Market Street pinch-point and mitigate the trees recently removed.

In terms of appearance, the applicant has adopted a contemporary approach based on traditional materials, utilising a simple palette to incorporate a brick shell, roof tiles and dark grey window frames. The exact specification will be controlled by way of a planning condition to ensure the materials of a high quality and so they are sympathetic to the colour and texture of neighbouring properties.

Heritage Impact

The Grade II* listed building of St. Peter's Church and its extensive ground is situated on the opposite side of Old Market Street. The church building itself is set back away from the road frontage. Given the relationship, it is necessary to assess the impact upon this heritage asset.

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings.

Section 16 of aforementioned National Planning Policy Framework also places great emphasis on the preservation and enhancement of heritage assets.

Paragraph 201 states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Paragraph 205 states that:

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

Paragraph 208 advises further that:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’

In this case, it is considered that due to the separation and distance of the site from the nearby listed building, the vacant and untidy nature of the existing site and the mixed-use context of the area, it is not considered that the proposed house would have a harmful impact upon the character and appearance of a listed building or its setting. It is believed that by regenerating the site and the small-scale nature of the proposal, the development would have a neutral or even positive effect upon visual amenity would not therefore harm the character and appearance or the church or its setting, and neither would it have an adverse impact upon the ability to understand the historic significance of the Listed Building. As such, the proposed development would conserve the character and significance of the local heritage asset and is considered acceptable on this basis.

Residential space standards

The proposed development would deliver a 1 x 1 storey, 3 bedroom unit.

The proposed house is in excess of Council’s space standards. At 109 sqm the floorspace exceeds the Council’s minimum requirement of 74 sqm for a three-bedroom, 4 person one storey unit.

It is considered that a satisfactory quality accommodation has been achieved, with appropriate arrangements for the external functional requirements of amenity space and car parking. It is therefore considered that the development responds positively to the Residential Quality guidance and would deliver a decent sized, family home.

Residential amenity

Policies DM1 and SP1 of the Core Strategy advocate that consideration should be given to effects of development upon the amenity, living conditions and well-being of residents.

In this instance, the proposed development will introduce a residential use into the context of a predominantly residential environment.

Whilst it is acknowledged that there will be a marginal increase in activity at the site due to the likely number of proposed occupiers and as the site has been previously undeveloped, the relatively limited number of prospective occupiers, is unlikely to significantly undermine the amenity of existing residents in terms of coming and goings, noise and disturbance.

In terms of any impact as a result of the physical presence of the proposed house, including any potential over-dominance, overshadowing or overlooking, it is believed that given the single storey scale of the building, interface distances and relationship with neighbouring properties,

as well as the position of the proposed windows, there is unlikely to be any significant, adverse impact upon living conditions.

There is however a need to protect prospective occupiers from any undue noise impact from the nearby road and church, as well the industrial uses on the opposite side of Old Market Street. A condition has therefore been included to ensure property will be appropriately acoustically insulated.

Further conditions have also been included in relation to waste management, a restriction on new window/door openings and extensions. A Class C3 use restriction will also prevent any potential over-intensification of use, by preventing the property from being occupied as a house in multiple occupation or for short-term lets.

Impact to the Highway

The proposal includes one off road car parking space accessed off Grant Close to provide a 100% ratio.

In terms of vehicle movements and access, although there is potential for a marginal increase in traffic along Grant Close in particular, the anticipated that the amount and frequency of vehicle movements is likely to be negligible. Highway Services have not expressed any concern in this regard.

It is proposed to stop up 2 parking bays associated with the housing development to the rear to allow this area to be incorporated within the site.

It is not believed that the loss of these bays would have any impact upon parking availability, since there will still be the ability to park on-street adjacent to the bay areas. Highway do not object to this arrangement.

Cycle storage

The bungalow has a secure rear amenity space, where a cycle storage unit or a shed can be provided. In addition, the property is of a good size, which will also allow the option of storage in the house if necessary. This arrangement is typical of most dwellinghouses.

Sustainability

The site is situated close to local shops along Old Market Street, including a Co-op convenience store.

Bus stops are located within the immediate vicinity of the site along Old Market Street and Rochdale Road which are within walking distance. As such, the application site is accessible by non-car modes of transport and it is considered that the location is therefore sustainable in terms of reducing emissions from the vehicles by encouraging the use of forms of transport other than the private car.

Crime and Security

It is considered that proposal will enhance natural surveillance to Old Market Street and Grant Close and through satisfactory planting and boundary treatment, will allow for decent levels of defensible space and perimeter security.

To ensure all external fittings and associated works are of a satisfactory standard, a condition of the planning approval requires details of security measures and external fittings that will need to be in accordance with Secured by Design standards.

Access

The property has level access and a driveway that is wide enough for a disabled person to access a vehicle, close to the main access door. This arrangement is considered to be acceptable.

Waste Management

Space is shown, within the rear curtilage of the property for the storage of 4 bins, whereby bins can be moved to the street frontage for collection. This arrangement is standard for the area and considered satisfactory. A condition has been included which requires a more detailed proposal to be submitted and agreed.

Air quality

From an air quality perspective, the proposal is for a single dwellinghouse only. The application site is adjacent to a busy road frontage. It is therefore envisaged that the location of the proposed development, together with measures forming part of the development, have the potential to limit any adverse impacts to air quality. It is proposed that a condition is attached requiring a Construction Management Strategy to be submitted, which would include mitigation measures in relation to dust suppression during building works. On this basis, the impact upon air quality is likely to be of a short duration during construction and of a negligible impact long term.

Surface Water Drainage

A pre commencement condition has been included to ensure that a surface water drainage is submitted and approved in writing by the City Council.

Ecology

Due the site being cleared of unprotected trees and now comprises low level scrub vegetation, Greater Manchester Ecology Unit have no objection to the development. Conditions have been included which will require replacement tree planting, landscaping and bio-diversity enhancement measures to mitigate the loss of trees.

BNG

Due to legislative requirements, a Biodiversity Net Gain (BNG) assessment has been submitted which predicts a net loss of biodiversity and that there is insufficient space within the site boundary for 10% biodiversity net gain to be achieved.

The submitted matrix predicts a net loss biodiversity unit and that 10% BNG is only achievable if part of the site is excluded from the garden and managed for wildlife as wildflower grassland that achieves good condition with inclusion of an urban tree. This is not likely to be a practical solution.

In accordance with the BNG hierarchy, the applicant has explored on-site and off-site mitigation. Greater Manchester Ecology Unit advise a better solution would be for off-site compensation as the small area of wildlife grassland is likely to be relatively meaningless from a strategic

perspective and also likely to difficult to maintain for 30 years in good condition. It is recommended that off-site credits are purchased. The applicant has agreed to this approach.

A condition is included to ensure the submission and agreement of a 30-year Habitat Management and Monitoring Plan for the off-site biodiversity enhancements, as statutorily required.

Climate Change

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

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

A condition requires the submission and approval of an electric car charging point to limit the impact the upon climate change, as well as a condition requiring details of environmental standards to assess what measures will be incorporated into the development to limit carbon production.

Construction Management

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

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 00, 02/01, 03/01A, 03/02, 04/01A, 05/01, 05/02, 05/03, 05/04, 21/01A, 22/01A, 23/01, 23/02, 28/01, 28/02, 52/01, 90/01A and 06 received by the City Council as Local Planning Authority on 30 August 2024.

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

3) No above ground development works above ground shall take place unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.

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

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

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

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

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

5) The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, 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 the approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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

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

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

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

8) Prior to 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:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

- Finalised surface water drainage layout including all components, levels and connectivity.

- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

- Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation 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 Manchester Core Strategy.

9) a) Before above ground development commences, a scheme for acoustically insulating the proposed residential accommodation against noise from the nearby church and Old Market Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before the dwellinghouse is occupied.

b) Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved report. 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 traffic and surrounding uses, in order to protect future residents from noise disturbance, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

10) Notwithstanding details submitted, the dwellinghouse hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the property other than on the day of collection.

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

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

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

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

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 SP1 of the Manchester Core Strategy.

12) 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. No occupation of the development shall take place until the completion/verification report is submitted to and approved 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 SP1 of the Manchester Core Strategy.

13) Notwithstanding details submitted, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme (including replacement tree planting) has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall include further replacement tree planting to mitigate the trees lost and be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenity of the area, pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy.

14) Notwithstanding the indicative details submitted, the dwellinghouse hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of all boundary treatment to be erected. The boundary treatment shall be completed before the dwellinghouse hereby approved in first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

15) Prior to first occupation of the dwellinghouse hereby approved, a scheme for the enhancement of the site for biodiversity purposes, comprising the provision of 1 House Sparrow terrace box, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF). This condition is in addition to the statutory bio-diversity net gain requirements comprising off site provision, pursuant to condition 16 of this permission.

16) Prior to the first use of the development, a 30 year Habitat Management and Monitoring Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

17) Prior to occupation of the dwellinghouse hereby approved, full details of all necessary off-site highway works, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works shall include:

A repaving/surfacing strategy for the areas of pavement immediately adjoining the curtilage of the application site, including the reinstatement pavement for redundant vehicle crossovers;

-Any required stopping up orders;

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation.

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouses, or any other boundary treatment to the road frontages, other than expressly authorised by the granting of this planning permission and subsequent discharge of applicable planning conditions.

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

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no building extensions or roof alterations to the building hereby approved are permitted without the express permission of the City Council as Local Planning Authority.

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

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

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Informatives

1) The two existing parking bay areas on the north side of Grant Close are adopted highway (according to council records) so a stopping up order would be needed to extinguish existing highway rights through a S.247 agreement with the City Council and at the applicant's expense.

Alterations to the highway will be required (through the provision of a driveway) and are to be undertaken through a S.184/S.278 agreement.

2) City Council records highlight that the underground Lionfield Brook is located within close proximity to the site (approximately 64 m to the east of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets.

It is requested that the applicant 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 Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991.

3) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

4) The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals such as hedgehog. Planning consent does not provide a defence against prosecution under this act.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit

Unit 4 And Unit 5, Lion Works, Old Market Street, Manchester, M9 8FY
3 Churchside Close, Manchester, M9 8HZ
First Floor To Third Floor, Lion Works, Old Market Street, Manchester, M9 8FY
Lock Up 2 Adjacent Unit 8, Old Market Street, Manchester, M9 8FY
Lock Up 1 Adjacent Unit 8, Old Market Street, Manchester, M9 8FY
Unit 4A, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 3, Lion Works, Old Market Street, Manchester, M9 8FY
Offices, Lion Works, Old Market Street, Manchester, M9 8FY
Store Adjacent Unit 1, Lion Works, Old Market Street, Manchester, M9 8FY
Lion Works, Old Market Street, Manchester, M9 8FY
Unit 1, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 10, Lion Works, Old Market Street, Manchester, M9 8FY
16 Grant Close, Manchester, M9 8HY
1 Churchside Close, Manchester, M9 8HZ
St Peters Church, Old Market Street, Manchester, M9 8DY
25 Old Market Street, Manchester, M9 8DX
Unit 11, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 9, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 8, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 6, Lion Works, Old Market Street, Manchester, M9 8FY
7 Churchside Close, Manchester, M9 8HZ
Unit 2, Lion Works, Old Market Street, Manchester, M9 8FY
10 Grant Close, Manchester, M9 8HY
2 Grant Close, Manchester, M9 8HY
14 Grant Close, Manchester, M9 8HY
12 Grant Close, Manchester, M9 8HY
6 Grant Close, Manchester, M9 8HY
18 Grant Close, Manchester, M9 8HY
8 Grant Close, Manchester, M9 8HY
4 Grant Close, Manchester, M9 8HY
35 Old Market Street, Manchester, M9 8DX
33 Old Market Street, Manchester, M9 8DX
31 Old Market Street, Manchester, M9 8DX
5 Churchside Close, Manchester, M9 8HZ

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