

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140756/NMC/2024

Date registered valid: 12 August 2024

Proposal: Non-material amendment to planning permission reference 137485/FO/2023 to allow for the inclusion of EV charging points to all parking spaces; together with amendments to window arrangement to the rear of the apartment building

Address: Greenbrow Road Social Club, Greenbrow Road, Manchester, M23 2TU

Ward(s): Baguley Ward

Applicant: Mr Barnes Casey

Agent (if any): Mrs Victoria Jane Saunders, BTP Architects

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06.09.2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required for NMC

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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: Not applicable

Tree Preservation Order: The Manchester City Council (Land at Greenbrow Social Club, Greenbrow Road, Newall Green) TPO 2011

Description of area

The application site relates to the former and now vacant Greenbrow Social Club building and associated land. There are three trees present on the site, one to the front of the site which is a TPO'd Oak tree (The Manchester City Council (Land at Greenbrow Social Club, Greenbrow Road, Newall Green) TPO 2011) and two further trees located within the site to the north one a further Oak tree and a Sycamore tree within the rear hardstanding area.

Vehicular access to the site is obtained from a dropped access on the north eastern edge of the site directly from Greenbrow Road via high access gates. The site is bounded by low wall with high railings on top. A telecommunications mast is located within the grass verge to the front of the site along Greenbrow Road.

The site sits within a predominantly residential area with two storey post war terraced and semi-detached properties lying to the north, east, west and south of the site, properties rely on a mix of on and off street parking. Greenbrow Road is a loop road providing connections through Baguley and Newall Green to a variety of services including schools, shops, churches and open space. Wythenshawe Hospital is located to the north of the application site accessed via Newall Road and Clay Lane.

Description of development

The current application seeks non-material amendments to the planning permission to allow: the inclusion of EV charging points to all parking spaces; together with amendments to window arrangement to the rear of the apartment building.

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

equipment.
All materials and workmanship to be in accordance with the current

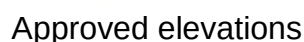
Provision for PV Panels (if Required)
Roof Tiles
uPVC windows - Colour TBC
Feature Brick
Curtain walling
Main facing Brick
Canopy
Front Boxes

02 Second Floor
5000.0
Feature Brick
01 First Floor
2775.0
00 Ground Floor
0.0

02 Second Floor
5000.0
Main facing brick
uPVC windows - Colour TBC
01 First Floor
2775.0
00 Ground Floor
0.0
Lounge door

Front Elevation
1 : 100

Side Elevation 1
1 : 100





Proposed amendments

The inclusion of electric vehicle charging points to all car parking spaces for the apartments is considered acceptable and supported.



Proposed site layout with annotated EV charging points for each plot

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

- 1) The proposed amendments relate to the inclusion of EV charging points to all parking space; together with amendments to window arrangement to the rear of the apartment building.
- 2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance on the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties

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

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
116 '3B5P House Floor Plan T1'; 117 '3B5P House Elevations T1'; 119 '3B5P House Floor Plan T2'; 120 '3B5P House Elevations T2'; 122 '4B6P House Floor Plans'; 123 '4B6P House Elevations'; All as received by the City Council on the 5th July 2023

104 Waste Management Plan as received by the City Council as local planning authority on the 29th August 2023

106 Rev B 'Boundary Treatment Plan'; 111 Rev A '2B4P House Elevations T1'; 110 Rev A 'House Floor Plans T1' ; 113 Rev A '2B4P House Floor Plans T2'; 114 Rev A 2B4P 'House Elevations T2'; Design and Access Statement Greenbrow Social Club, Wythenshawe, Manchester M23 2TU June 2023 Rev A (Sept 2023); all as received by the City Council as local planning authority via email on the 2nd October 2023

102 Rev A 'Site Clearance Plan'; Arboricultural Impact Assessment and Method Statement, Greenbrow Social Club, Wythenshawe, Reference: 80-980-R1-2, Date: October 2023 prepared by E3P all as received by the City Council as local planning authority via email on the 6th October 2023

Affordable Housing Statement prepared by WCHG as received by the City Council as local planning authority on the 11th October 2023

7007.01 Rev A 'Landscape Proposals' as received by the City Council as local planning authority on the 9th November 2023

GR-BTP-00-SP-DR-A-3953_203 Rev B Proposed Site Plan
GR-BTP-06-GF-DR-A-3953_250 Rev B - Flat Block Ground Floor Plan GA
GR-BTP-06-1F-DR-A-3953_251 Rev C - Flat Block First Floor Plan GA
GR-BTP-06-2F-DR-A-3953_252 Rev C - Flat Block Second Floor Plan GA
GR-BTP-06-RF-DR-A-3953_258 - Flat Block Roof Plan Setting Out
GR-BTP-06-E-DR-A-3953_284 Rev A - Flat Block Elevations 1 of 2
GR-BTP-06-E-DR-A-3953_285 Rev A - Flat Block Elevations 2 of 2
All as received by the City Council as local planning authority on the 12th 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 Core Strategy.

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Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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