

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139119/FH/2024
Date registered valid: 29 January 2024
Proposal: Erection of outbuilding to provide ancillary living accommodation with alterations to landscaping, driveway and vehicular access.
Address: 1A Beamish Close, Manchester, M13 9RP
Ward(s): Ardwick Ward

Applicant: Miss Wing Yan Ng
Agent (if any): Mrs Jade Taylor-Daly, AJ Architectural
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 March 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 February 2024

Standard consultations:

Printed: 6 February 2024 Expired: 27 February 2024

Neighbour notifications

Printed: 6 February 2024 Expired: 27 February 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

This application relates to one half of a recently constructed pair of 3-storey, semi-detached houses located at the junction of Brunswick Street and 1A Beamish Close. Although, the immediate area is residential, offices are located to the north of the site and a health centre to the west. The application property comprises of a front, side and rear garden. The side and rear gardens are enclosed by a 2.2 metre high brick wall with gate providing access to a gated access to the north of the site. The returning boundary from Brunswick Street to Beamish Close is defined by a low brick wall topped with in-fill panels situated between brick piers. Matching gates have been installed to the vehicular and pedestrian access points. Access to the rear garden is managed by a fence located at the side of the house and two sheds are located in the rear garden. The proposed outbuilding would require planning permission by virtue of a condition [20] restricting permitted development rights applied to planning permission ref: 137380/JO/2023.



Fig.1 – View of the application site from Brunswick Street and Beamish Close

Description of development

The proposed development involves:

- i. The removal of the existing sheds in the rear garden. The fencing separating the side and rear gardens would be retained.
- ii. The erection of a single storey outbuilding with a mono pitched roof, which would be offset from the northern and eastern site boundaries. The building would comprise elevations of grey cladding with a roof height of 2.5 metres falling to 2.3 metres. The southern elevation would face towards No 1A and incorporate obscured and clearly glazed windows separated by a pair of double patio doors. Anthracite grey window frames, door frame and fascia boards are proposed.
- iii. Internally, the building would comprise of a shower room and bedroom / sitting room.

of permeable tarmac and paving and a concrete patio area (adjacent to the proposed outbuilding).

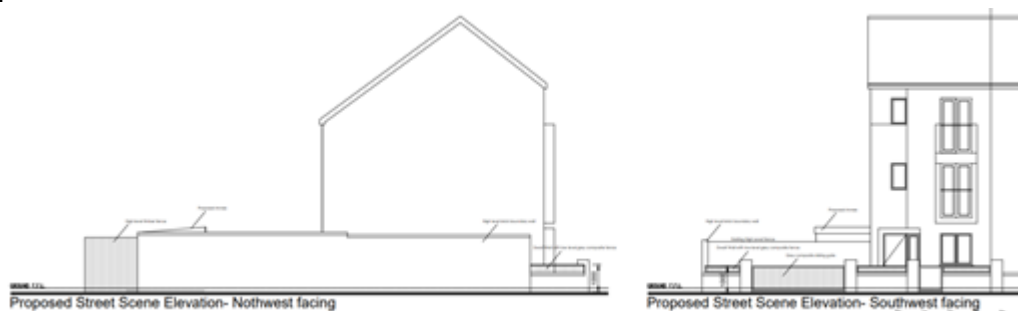


Fig.4 – Proposed street elevations

Site History

137380/JO/2023 Approved - 22.08.2023 Brunswick Neighbourhood , Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And The Mancunian Way, Manchester, M13 9TQ Variation of conditions 1 (specified plans), 4 (landscaping) and 13 (Boundary treatment) attached to planning permission 118379/JO/2017 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 24 private for sale dwellings from the layout following the retention of Yarwood House, revisions to access arrangements (gates, driveways and parking) and revisions to boundary treatments

134639/NMC/2022 Application Approved - 02.09.2022 Brunswick Neighbourhood , Manchester , M1 7JG Non material amendment to planning permission referenced 118379/JO/2017 to allow re-siting a block of six previously approved houses (Plots 364, 365, 366, 367, 368, 369) within Phase AF of the Brunswick PFI area boundary on land adjacent to Cumbrian Close and Copeman Close moved 1m to the southeast from the previously approved location.

125623/NMC/2019 Application Approved - 23.12.2019 Brunswick Neighbourhood, Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And Mancunian Way, Brunswick, Manchester, M13 9TQ, Application for Non Material Amendment to planning permission 118379/JO/2078 to allow a change in the elevational design to house type C to include the incorporation of a roof light to the rear elevation, and the minor repositioning of dwellinghouse sited between nos.6 and 8 Quinton Walk

120551/NMC/2018 Application Approved - 14.08.2018 Plot Nos 237-244 (all) Phase AR, Wadeson Road and Danebank Walk, Manchester Application for Non-Material Change following grant of planning permission 118379/JO/2017 to allow minor resiting of 8 no. new build properties of the previously approved properties in Phase AR

119609/NMC/2018 Application Approved - 03.05.2018 Land Bounded By Wadeson Road, Staverton Close, Maplin Close And The Rear Of Properties At Balsam Close, Brunswick Neighbourhood, Manchester, Application for a non-material amendment following the granting of planning permission 118379/JO/2017 to allow elevational alterations to the Type C house type within Phase 34 of the Brunswick PFI development (12 in total)

118379/JO/2017 Application Approved - 24.04.2018 Brunswick Neighbourhood, Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And Mancunian Way, Brunswick, Manchester, M13 9TQ, Application to vary Condition Nos 2,14 and 29 attached to permission 101664/FO/2013/N2 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 20 private for sale dwellings from the

layout, minor changes to access arrangements, highways, driveways and parking, minor changes to boundary treatments, and the re-siting of some new build properties

119882/NMC/2018 Application Refused - 15.06.2018 Brunswick Neighbourhood, Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And Mancunian Way, Brunswick, Manchester, M13 9TQ, NON-MATERIAL CHANGE APPLICATION to planning permission 101664/FO/2013/N2 to change porch details relating to 11 No previously approved reconfigured properties

121264/NMC/2018 Application Approved - 11.10.2018 Manchester Brunswick Neighbourhood, Manchester, M17 7JG Application for non material amendments to the Extra Care Building previously approved under application 118379/JO/2017 to allow minor elevational alterations

101664/FO/2013/N2 Application Approved - 30.05.2013 Brunswick Neighbourhood Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way, Manchester, M13 Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting

106129/NMC/2014/N2 Application Approved - 25.07.2014 Brunswick Neighbourhood Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way, Manchester, M13 Non-material amendment to planning permission 101664/FO/2013/N2 to allow alterations to the MUGA and associated alterations to the access and landscaping arrangements

107400/NMC/2014/N2 Application Approved - 04.12.2014 Brunswick Neighbourhood Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way, Manchester, M13 Non material amendment to planning permission 101664/FO/2013/N2 to allow installation of photovoltaic panels (PV) to new building property types along with elevational alterations

111914/NMC/2016/N2 Application Approved - 20.05.2016 Brunswick Neighbourhood Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way, Manchester, M13 Application for a non-material amendment following the granting of planning permission 101664/FO/2013/N2 to allow elevational alterations to the Type C house type across the Brunswick PFI development (30 in total)

117650/NMC/2017 Application Approved - 02.10.2017 Brunswick Neighbourhood Bounded by Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way, Manchester, M13 Application for a non-material amendment to planning approval 101664/FO/2013/N2 to allow the removal of one new build property on the corner of Kincardine Road and Arkley Walk, amendments to the highway and driveways, and the repositioning of the terraced block fronting Hartfield Close

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received:

- i. Site with a red edge does not encroach on to the adopted highway.
- ii. The development would not increase the number of units and would not present additional concerns regarding highways safety or capacity.
- iii. Existing parking provision for two vehicles would be maintained to reduce the potential for additional on-street car parking.
- iv. The development would involve the widening of the existing driveway and relocation of brick piers along the Beamish Close frontage. It is recommended that the design of the boundary wall to Beamish Close should be visually permeable above 600 mm from ground level.
- v. The consent of the Council as local highways authority should be sought for any works affecting the highway.

Flood Risk Management Team – A drainage condition has not required but an informative has been requested recommending appropriate improvements to on-site drainage.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in September 2023. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF have been considered in relation to 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' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of 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 and ensuring the sufficient amount of and right type of development to support 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. It is considered that the development would respond positively to the above objective and the following aspects of the Framework.

- i. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In this case, it is considered that an appropriate quality of design would be achieved.

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

- i. Consultation and pre-decision matters
- ii. Design
- iv. Health and well-being

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity and the character of the area. It is considered that the above principles would thereby be appropriately accorded with for the reasons set out below.

The Places for Everyone Plan - Is a Joint Development Plan Document and 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 relevant:

- i. JP- S1- Sustainable development
- ii. JP- S2 - Carbon and energy.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

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

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
- b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible;

It is considered that the proposed development would contribute positively to the above objectives and make a positive contribution to the appearance and sustainable occupation of the application property. The development would thereby be positively related to policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. For the reasons outlined below, it is considered that proposed design of the outbuilding is considered to be acceptable and satisfactorily related to policy EN1.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The development would be constructed to contemporary buildings standards to achieve and reduction in carbon emissions. Given the magnitude of the development, it is considered that policy EN4 would be positively responded to.

Policy EN 14 (Flood Risk) – Seeks to reduce the increased risk of flooding and to secure appropriate drainage. Notwithstanding the comments of the Flood Risk Management Team, given the extension of new surfacing, it is appropriate that the specification of its appearance and permeability is conditioned for approval. On this basis policy EN14 would be complied with.

Policy EN18 (Contaminated Land and Ground Stability) – Requires that ground conditions that may be potentially harmful to public health and appropriate identified and remediated. In response to the above and to secure compliance with policy EN18 the condition requested by Environmental health have been included.

Policy EN19 (Waste) – Requires that appropriate arrangement of the storage and collection of waste and recycling are provided. The development would allow the existing arrangements to be retained. As there would be no change in circumstances policy EN19 would be complied with.

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

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o Effects on amenity;
- o Design for health.

It is considered that the development would not unduly harm residential amenity and would be suitably related to neighbouring built form. Policy DM1 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case officers engaged in discussions with the applicant resulting in the submission of supplementary plans and details that have facilitated the appropriate and satisfactory assessment of the planning application.

Principle of the development – The proposed outbuilding would meet permitted development criteria of Schedule 2, Part 2, Class E of the GDPO. However, planning permission is required due to condition 20 of planning permission ref: 137380/JO/2023. Similarly, the proposed

resurfacing works would be permitted subject to confirmation of details conforming its permeability. On balance, it is considered that development would not unduly depart from the character of the existing dwellinghouse and the principle of the development is therefore considered to be acceptable.

Use – A condition has been included to ensure that the authorised outbuilding would only be used as ancillary accommodation for use in conjunction with the occupation of the application property as a dwellinghouse (Class C3) and shall not be used at any time as a separate or independent dwellinghouse. This condition is considered to be necessary to ensure the appropriate future occupation and management of the property and to safeguard residential amenity.

Residential amenity -The impact of the position of windows in the rear elevation of the outbuilding, in relation to the adjoining property, would be reduce by the fencing along the shared boundary. Any impact of the adjoining house and neighbouring windows would be comparable to using and sitting in the garden of the application property. On balance, it is not considered that the development would unduly harm residential amenity.

Scale and massing – The height of the development would not exceed 2.5 metres and would be substantially screened from the street by boundary walls and retained fencing across the site. The impact of the outbuilding in relation to the adjoining property would be further reduced by height of fencing along the shared boundary. On balance, it is considered that the magnitude of development would be acceptable within the context of retained garden space.

Siting – The application site benefits from front, side and rear gardens. Additional space would be secured through the removal of existing sheds in the rear garden and 4.4 metres would be maintained between the proposed outbuilding and the application property. The proposed outbuilding can therefore be appropriately sited without unduly affecting the setting of the application site. Given the limited height of the outbuilding the height and position of shared boundary fencing, it is not considered that the positioning of proposed windows would result in undue overlooking or loss of privacy to the adjoining house.

Design – The proposed design of the outbuilding would have a simple and proportionate elevational form. The use of grey cladding would contrast with main house. However, grey materials have been applied to neighbouring buildings (including adjacent offices) and therefore the proposed materials would not significantly depart from the character of established built form. The use of anthracite grey window frames would also secure some continuity and cohesion to the existing house. On balance, the proposed development is considered to be acceptable.

Boundary treatment - A condition was not included as part of planning permission ref: 137380/JO/2023 that requires boundary treatments are maintained as approved. The proposed alterations to railing gates and in-fill panels would not require planning permission as the related boundary enclosure height would not increase. The comments of Highways cannot be accommodated regarding permeability above 600 mm. The re-instatement of the brick pier would be related to a reconfigured section of wall and would exceed 1 metre permitted development threshold and has therefore been considered a part of the development.

Land conditions – In response to the comments of Environmental Health, a condition has been included to address potential landfill gas migration has been included. A separate 'watching brief' condition has been included to address any land contamination issues that may emerge during the construction phase of the development.

Drainage and permeable surfacing – The submitted details indicate that, with the exception of new concrete patio and a retained tarmac car parking area, new surface would be permeable. A condition has been included to ensure the appearance and specification of new permeable surfacing, including its method of installation, is submitted for approval and subsequent implementation. This approach is considered to be necessary to ensure the installation of the appropriate permeable surfacing.

Conclusion - The development would be satisfactorily related to the application property and its setting, including relationship to the neighbouring house. The development is therefore considered to be 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 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case officers engaged in discussions with the applicant resulting in the submission of supplementary plans and details that have facilitated the appropriate and satisfactory assessment of the planning application.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority received on: 29 January 2024 and 13 March 2024:

Householder planning application forms

Existing and proposed layouts (site plans) Ref: Wing/01

Existing and proposed layouts (landscaping) Ref: Wing/02 Rev B

Proposed layouts Ref: (outbuilding plans and elevations) Ref: Wing/03

Existing and proposed layouts (streetscene) Ref: Wing/04 Rev C

Design and Access Statement 1A Beamish Close by AJ Architectural (amended by approved drawings).

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

3) The development shall be implemented in accordance with the following materials as specified on drawing referenced: Proposed layouts (outbuilding plans and elevations) Ref: Wing/03 and email dated 14 March 2024 from AJ Architectural, which shall be maintained in situ thereafter:

External cladding – Grey (RAL 7035)

Window frames – Anthracite (RAL 7016)

Fascia board - Anthracite (RAL 7016).

Reason – In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester.

4) The authorised outbuilding as shown on approved drawings: Existing and proposed layouts (landscaping) Ref: Wing/02 Rev B, Proposed layouts (outbuilding plans and elevations) Ref: Wing/03 and Existing and proposed layouts (streetscene) Ref: Wing/04 Rev C shall only be used as ancillary accommodation for use in conjunction with the occupation of 1A Beamish Close Manchester M13 9RP as a dwellinghouse (Class C3) and shall not be used at any time as a separate or independent dwellinghouse.

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

5) Notwithstanding the detail of drawing referenced Existing and proposed layouts (landscaping) Ref: Wing/02 Rev B and Proposed layouts Ref: (outbuilding plans and elevations) Ref: Wing/03 and before the commencement of above ground construction works a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the formation of a level threshold to the entrance to the authorised outbuilding. The approved measures shall be implemented before the occupation of the outbuilding and maintained in situ thereafter.

Reason – In the interests of residential amenity and to ensure appropriate site drainage pursuant to policies SP1, EN14 and SP1 of the Core Strategy for the City of Manchester.

6) Before the occupation of the authorised outbuilding, the boundary treatment to Brunswick Street and Beamish Close, as shown on Existing and proposed layouts (elevations) Ref: Wing/02 Rev B and Existing and proposed layouts (plans) Ref: Wing/04 Rev C, shall be fully implemented (including the reinstatement of brick piers). The implemented works shall be maintained in situ thereafter.

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

7) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Core Strategy for the City of Manchester.

8) Upon implementation of the development, a 'watching brief' shall be maintained and respond to any ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied. If such contamination is encountered, then development shall cease and/or not occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed Remediation Strategy. Before the occupation of the development, a post completion to shall be submitted and approve in writing by the City Council as local planning authority confirming that land contamination has not been encountered or the development has been undertaken in accordance with the agreed 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 SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

9) Before first occupation of the authorised outbuilding, the shower room windows in the south-west elevation, as shown on drawings referenced: Proposed layouts (outbuilding plans and elevations) Ref: Wing/03 and Existing and proposed layouts (streetscene) Ref: Wing/04 Rev C, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

10) Before the occupation of the authorised outbuilding, full details and specifications of all off-site highways works, including the widening of the existing dropped kerb and related footpath reinstatement to Beamish Close, 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 the authorised 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 and guidance contained within the National Planning Policy Framework.

11) Notwithstanding the details of drawing referenced: Existing and proposed layouts (landscaping) Ref: Wing/02 Rev B and before the commencement of above ground construction works, a scheme shall be submitted to City Council as local planning authority relating to the appearance and specification of new permeable surfacing within retained garden areas, including its method of installation. The approved scheme shall be implemented before the occupation of the authorised outbuilding and maintained in situ thereafter.

Reason – In the interest of residential amenity and to ensure appropriate site drainage and to reduce the risk of flooding pursuant to policies SP1, EN14 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) Works relating to the widening of the dropped kerb to Beamish Close, would require agreement under s184 of the Highways Act. The required works should be agreed with the Council's Highways Applications and Network Resilience teams. The works will need to be funded at the applicant's expense.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Flat 51, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 10, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 20, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 14, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 11, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 34, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 57, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 6, 10 Polygon Street, Manchester, M13 9SG
Flat 60, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 21, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 43, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 23, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 36, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 17, Artillery Court, Wadeson Road, Manchester, M13 9TU
4 Polygon Street, Manchester, M13 9SG
Flat 13, 10 Polygon Street, Manchester, M13 9SG
Flat 12, 10 Polygon Street, Manchester, M13 9SG
1E Beamish Close, Manchester, M13 9RP
Flat 10, 10 Polygon Street, Manchester, M13 9SG
Flat 16, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 37, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 29, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 45, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 28, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 7, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 4, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 48, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 27, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 1, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 62, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 8, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 55, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 11, 10 Polygon Street, Manchester, M13 9SG

1B Beamish Close, Manchester, M13 9RP
1C Beamish Close, Manchester, M13 9RP
Flat 9, 10 Polygon Street, Manchester, M13 9SG
Flat 15, 10 Polygon Street, Manchester, M13 9SG
Flat 39, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 24, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 30, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 2, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 46, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 22, Artillery Court, Wadeson Road, Manchester, M13 9TU
15 Brunswick Street, Manchester, M13 9SU
2 Polygon Street, Manchester, M13 9SG
Flat 18, 10 Polygon Street, Manchester, M13 9SG
Flat 8, 10 Polygon Street, Manchester, M13 9SG
Flat 3, 10 Polygon Street, Manchester, M13 9SG
Flat 1, 10 Polygon Street, Manchester, M13 9SG
1F Beamish Close, Manchester, M13 9RP
Flat 12, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 59, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 50, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 6, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 52, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 42, Artillery Court, Wadeson Road, Manchester, M13 9TU
The Vallance Dental Centre, The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ
Vallance Centre Pharmacy, Wadeson Road, Manchester, M13 9UJ
23 Brunswick Street, Manchester, M13 9SU
Flat 14, 10 Polygon Street, Manchester, M13 9SG
Flat 49, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 44, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 32, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 41, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 35, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 26, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 47, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 19, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 58, Artillery Court, Wadeson Road, Manchester, M13 9TU
The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ
8 Polygon Street, Manchester, M13 9SG
1D Beamish Close, Manchester, M13 9RP
Flat 5, 10 Polygon Street, Manchester, M13 9SG
Flat 3, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 53, Artillery Court, Wadeson Road, Manchester, M13 9TU
Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 5, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 56, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 31, Artillery Court, Wadeson Road, Manchester, M13 9TU
6 Polygon Street, Manchester, M13 9SG
25 Brunswick Street, Manchester, M13 9SU
Flat 16, 10 Polygon Street, Manchester, M13 9SG
Flat 17, 10 Polygon Street, Manchester, M13 9SG
Flat 40, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 61, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 18, Artillery Court, Wadeson Road, Manchester, M13 9TU

Flat 54, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 9, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 33, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 13, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 15, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 25, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 38, Artillery Court, Wadeson Road, Manchester, M13 9TU
Flat 4, 10 Polygon Street, Manchester, M13 9SG
Flat 7, 10 Polygon Street, Manchester, M13 9SG
Flat 2, 10 Polygon Street, Manchester, M13 9SG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA