Planning

Growth & Development

Delegated officer report for planning application

Application no.	138935/FO/2024
Date registered valid:	10 January 2024
Proposal:	Erection of two storey end terraced dwellinghouse (Class C3)
Address:	30 Goole Street, Manchester, M11 2AU
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Imran Yakoob
Agent (if any):	Mr Barry Cullen
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 April 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Standard consultations:
Printed: 11 January 2024 Expired: 1 February 2024

Neighbour notifications
Printed: 11 January 2024 Expired: 1 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: Not applicable

Tree Preservation Order:

This application relates to part of a vacant site formerly occupied by a terraced house, now demolished, known as 30 Goole Street and sitting at the end of a row of existing two-storey terraced properties (32-38 and 50-60 Goole Street). Across Attewell Street the row is continued with 2-28 Goole Street. Generally the site is surrounded by residential properties, with most of them being two-storey terraced properties.

The site is currently flagged with a single young tree planted in the middle of the site. The adjoining property (32 Goole Street) now has a gable finish, on the side elevation, following the demolition of no.30.

It is now proposed to re-introduce a two-storey terraced property onto the site. The proposed property would follow the same building line, as the adjoining properties with matching roof apex and eaves levels, as well as a fenestration arrangement that matches those properties. At the rear the proposed house would have a two storey outrigger, which is present on adjoining properties, and the main rear wall would align with adjoining properties. The proposal therefore effectively reproduces a form of development which was previously present on the site.

The proposal would provide two bedrooms and includes a rear yard, to each property, in which cycle and refuse storage facilities would be located. The proposal therefore includes no dedicated in-curtilage parking. The proposed would be constructed in materials to match the adjoining properties.

Consultations & Notification Responses

Local residents - One objection has been received, from a local resident, for the following reasons:
-It would visually effect the area and limit the view of turning traffic and visibility of traffic to pedestrians (mainly local school/college children).
- There are no provisions for where or how building materials will be stored through the building process without impacting the local area or posing a safety risk to the public.
- Disruption to local residents from any potential construction, especially those who are elderly or work from home.
- Until recently, this land and that next to 27 Goole Street was open to the public to access and walk over, with both areas having work undertaken as part of a council led regeneration scheme around 2012/3.
- On the application it states the land does not contained any trees, this is incorrect as there is a 10-15 foot tree in the middle of the land.
- This would alter the private enjoyment of building the property is to be adjoined to.
- It would set a precedent for similar developments including the land adjoining 27 Goole Street which would directly impact neighbours.

Highway Services - Makes the following comments:

SITE ACCESSIBILITY:
The site is accessed by sustainable modes with regular bus services routed along Alan Turing Road and Ashton Old Road.
The closest Metrolink facility is Velo Park Metro Stop providing connections to Eccles and Ashton-under-Lyne.

PARKING AND ACCESS:
As per the submitted plans, pedestrian access to the residential dwelling will be provided from Goole Street.
There is no on-site car parking associated with the development. Whilst it is expected that the development will add to existing on-street parking, there appears to be sufficient capacity on Goole Street and Atwell Street.

CYCLE PARKING:
In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

REFUSE AND SERVICING:
Refuse bins will be located in the rear garden of the property within the timber panel bin store. Refuse bins will be collected as per existing dwellings from the alley situated to the rear of the proposed site.

CONSTRUCTION MANAGEMENT PLAN:
A planning condition setting out the requirement for a construction management plan is recommended.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any planning permission, in relation to submission of a construction management plan and approval of the submitted waste management arrangements. A contaminated land watching brief is also requested.

Flood Risk Management Unit - Recommend that a condition is attached, to any permission, in relation to the submission of a surface water drainage system for the site.

United Utilities - No specific objections were raised, but they strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish.

Greater Manchester Police - No comments received.

Coal Authority - Originally raised an objection as a Coal Mining Risk Assessment Report was not submitted with the application. A report was subsequently submitted and the Coal Authority responded as follows:

Having reviewed the available evidence the report does consider that there is a risk to the proposed development from potential shallow coal mine workings. The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment that coalmining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

Accordingly, the Coal Authority withdraws its objection, subject to the imposition of a suitable condition.

Issues

National Planning Policy Framework (December 2023) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 126).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H1 'Overall Housing Provision' states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors, in particular, the need to diversify housing stock in mono tenure areas by increasing the availability of family housing. High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location. 90% of residential development will be on previously developed land. The re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.

Policy H1 goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sited in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. Schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H4 relates to sites in East Manchester and states that, over the lifetime of the Core Strategy, East Manchester will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:
- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy EN 18 relates to Contaminated Land and Ground Stability and states that the Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must
be accompanied by a health risk assessment. All new development within former mining areas shall undertake an assessment of any
associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and

Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed
guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes

for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Point 10.9 relates to external space and states that all residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area. Simply this means the provision of gardens that perform well as multi-functional space. Gardens are valuable within any development by contributing the following:
- A safe play area for children
- Additional storage outside the house
- The provision of outside drying area for clothes which additionally assists the environmental sustainability of a development
- Space in which to relax which helps the overall sense of well-being
- An increased amount of planting which enhances the quality of the natural environment
- The space to provide home grown food which benefits the health of the local community.

Manchester Residential Quality Guidance 2016 -Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016). The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses. In relation to one bedroom, one person, units the minimum standard of accommodation is set at 37 square metres (where a shower room is proposed).

The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039' was adopted on 21 March 2024.

Policy JP-S1 relates to Sustainable Development and states that, to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policies JP-H1 to JP-H4 relate to new housing development, although they mainly relate to overall objectives, in delivering new homes, rather than relating to a small scale development such as this, although part of policy JP-H3 states that:

All new dwellings must:
1. Comply with the nationally described space standards: and
2. Be built to the 'accessible and adaptable standard in part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Principle of development - The site lies within a predominantly residential area, and the site was previously occupied by an end terraced residential property that was similar to that being proposed. The proposed residential use, of the site, is therefore considered to be in keeping with the character of the area and contributes to the quality and supply of housing in the area, and is therefore considered to be an acceptable use of this site.

Siting/layout - The site was previously occupied by a single end terraced house, and the current proposal seeks to erect a replacement terraced house on the site, fronting Goole Street, which would effectively replicate what was there previously. The fenestration, eaves level and roof design/apex height, matches that of the adjoining row of properties, and it is therefore considered that the proposal responds to the surrounding context and maximise frontages with the street scene and the relationship, of the development, with the surrounding environment. The property includes a rear yard area, which is of a similar size, to that of surrounding properties, and which is considered to be of an ample size to provide some private outdoor space and an area for bin and cycle storage.

Scale/massing - At two storeys the proposal responds to the massing of the remainder of the properties on the row, and those on the surrounding streets. The proposed development also includes a two storey outrigger, which is common on surrounding properties, and which replicates the scale and massing of the building that was present on the site previously. It is therefore considered that the scale/massing, of the development, is an appropriate approach that is informed by its context.

Appearance/visual amenity - It is considered that the appearance of the development will be a good quality façade to the front street. It is considered that the simple and clean arrangements of the elevations along with the quality and use of materials, position of the building on the site and its scale, will be in keeping with its surroundings and enhance the setting of the site.

Residential space standards - The proposed development has an internal floorspace of approximately 68 square metres, which falls slightly below the recommended standard of 70 square metres. However, the development has been designed to match its surroundings and the attached row of terraced properties, in terms of size, scale and building footprint, and in this case, the indicated footprint is therefore considered to be acceptable, in that a development is provided that is of a compatible size with the row of properties on which it would be attached. It is also considered that the proposed development would contribute to sustainable growth in Manchester and thereby responds positively to the newly adopted Manchester Residential Quality Guidance (which reflects, in part, the national standards). The proposal would also secure design characteristics that would also positively contribute to the quality of the street scene, and be effectively linked to its surroundings.

Residential amenity/privacy - The proposal is seeking to introduce a new residential property onto a site, adjoining a significant number of residential properties, where there was a residential property previously, of the same size. The likely impact of the development, on surrounding occupiers, is therefore highly unlikely to be any different to the situation had that property not been demolished. In terms of privacy, and relationship with properties at the rear, the situation is no different to that which exists elsewhere on the row of properties. It is not therefore considered that the proposal would result in any adverse privacy implications, for existing or future occupiers and, overall, the proposals are not considered to have a detrimental impact on the residential amenity of existing residents in this area.

Loss of open space/tree/Biodiversity net gain - The objector references the loss of an open area, stating that this is an area where people could walk across. It is not however, considered that this space offers any significant amenity value and its loss would not impede movement around the site. an existing tree, on site, is to be removed, but this is a young tree and the applicant has agreed to a condition requiring replacement tree planting in the surrounding area. This is a small scale development, for a single house, with some shrub planting also proposed in the rear yard area. The level of replacement provision shown, and covered by condition, is therefore considered to be acceptable.

Car/cycle parking - In-curtilage dedicated car parking is the preferred arrangement for new residential development, but this has been unable to be provided in this situation. Highways Services notes that this means that all vehicles requiring parking will add to demands on-street, but considers that there is sufficient capacity, in this area, to accommodate such parking. it is also noted that this is a similar arrangement experienced by all neighbouring terraced properties and therefore the parking demands associated with this site, are no different to other nearby properties and to what would have been the case if the original property had remained on site. On balance, in this location, it is therefore considered that the development can be accommodated without the need for in-curtilage dedicated parking facilities. Secure cycle parking is offered in the rear yard area, in line with Council guidelines.

Security/boundary treatment - The property would have a 1.9 metre high brick boundary wall, which is compatible with surrounding properties, and a typical treatment for houses of this type.

Air quality/Climate Change - The issues of air quality has been assessed as part of this application, although it is also noted that the site does not lie within an air quality management area. Due to the nature of the proposed development and its surroundings (i.e. terraced properties with no dedicated in-curtilage parking), Highways Services do not consider that an electric vehicle charging point is required in this instance. In addition the following measures would form part of the development:
- A reasonably sized private amenity space including the provision for external drying of washing.
- By providing waste storage facilities that allow segregation of recyclable materials and which achieve the requirements of Manchester City Council.
- Secure cycle parking provision in the rear yard areas.

Accompanied by proposed conditions, relating to sustainability, waste and air quality controls during the construction management phase, it is considered that the measures proposed as part of this application, would not significantly impact upon air quality in this location

Waste - The application is accompanied by a Waste Management Strategy and adequate bin storage facilities are provided within the curtilage of the property. The proposed measures are acceptable to Environmental Health.

Conclusion - Whilst the creation of a new housing development would normally be expected to have in-curtilage dedicated parking, the proposal is essentially re-introducing a form of development that previously existed on this site. In addition, the remainder of the terrace is still in existence so the proposed house matches the scale, appearance and layout of the adjoining properties. The introduction of the development would have some impact upon existing residents, due to the development of this vacant site and increased traffic and general activity at the site, but it is not considered that any impacts would be significant. On balance, it is therefore considered that the granting of planning permission, for the proposed residential development of this site, is appropriate.

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations took place in relation to boundary treatment, cycle storage facilities and replacement tree planting. The applicant has also agreed a number of pre-development conditions.

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:

Site location plan, stamped as received by the City Council, as Local Planning Authority on 2 January 2024.

Drawing numbered 1395-Proposal, the drawing titled 'Bin Store Proposals', stamped as received by the City Council, as Local Planning Authority on 10 January 2024.

Drawing numbered 1395 - Boundary Treatment and the proposed site layout plan, stamped as received by the City Council, as Local Planning Authority on 20 February 2024.

Email from Barry Cullen, dated 21 February 2024, confirming that replacement tree planting will be carried out, in the vicinity of the site, to mitigate for the loss of the tree currently on site.

Worms Eye Ltd Coal Mining Risk Assessment Report dated 12 March 2024 (ref: Goole Street/M11 2SX/2024), stamped as received by the City Council, as Local Planning Authority on 15 March 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) Prior to the erection of the above ground structure, samples and specifications of all materials to be used on all external elevations of the development should be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with the approved 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, as specified in policies SP1, EN1 and DM1 of the Manchester Core Strategy.

4) a) No development shall commence until;
i) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
ii) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

b) Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason -

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, pursuant to policy EN18, of the Manchester Core Strategy and paragraphs 189 and 190 of the National Planning Policy Framework.

5) Prior to the commencement of the development hereby approved, a detailed 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;

- Display of an emergency contact number;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway
- Routing strategy of construction vehicles;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

6) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

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 policy EN17 of the Manchester Core Strategy.

7) The waste management arrangements, at the site, shall be carried out in accordance with the drawing titled 'Bin Store Proposals', stamped as received by the City Council, as Local Planning Authority on 10 January 2024, and the proposed site layout plan, stamped as received by the City Council, as Local Planning Authority on 20 February 2024. 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.

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

8) Prior to the occupation of the dwellinghouses, finalised details of the type of secure and sheltered cycle parking, to be installed, shall be submitted to and approved in writing by the local planning authority. The approved space and facilities shall then be permanently retained.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

9) Prior to any above ground works commencing on site 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. Prior to occupation of any of the houses a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of Manchester's Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the building, other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

11) 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) the proposed dwellinghouse shall not 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 exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

12) Prior to the erection of the above ground structure, full details of the proposed replacement tree planting, as indicated in the email from Barry Cullen, dated 21 February 2024, shall be submitted to and approved in writing by the City Council as local planning authority. The replacement tree planting shall be implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.

Reason - To ensure that that satisfactory mitigation measures are carried out, as a result of the loss of the existing tree on site, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property will result in the potential for court action. In the event that you are

proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

2) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

To check your site for coal mining features on or near to the surface the Coal Authority interactive map viewer allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.

3) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk.

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development. Any soils imported for use in the garden area shall be validated as suitable for use.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
The Coal Authority

3 Attewell Street, Manchester, M11 2BX
43 Goole Street, Manchester, M11 2AU
41 Goole Street, Manchester, M11 2AU
37 Goole Street, Manchester, M11 2AU
29 Goole Street, Manchester, M11 2AU
49 Goole Street, Manchester, M11 2AU
58 Goole Street, Manchester, M11 2AX
34 Goole Street, Manchester, M11 2AX
45 Goole Street, Manchester, M11 2AU
39 Goole Street, Manchester, M11 2AU
47 Selby Street, Manchester, M11 2BY
45 Selby Street, Manchester, M11 2BY
5 Attewell Street, Manchester, M11 2BX
53 Selby Street, Manchester, M11 2BY
51 Selby Street, Manchester, M11 2BY
36 Goole Street, Manchester, M11 2AX
32 Goole Street, Manchester, M11 2AX
28 Goole Street, Manchester, M11 2AX
26 Goole Street, Manchester, M11 2AX
27 Winslow Street, Manchester, M11 2AY
25 Winslow Street, Manchester, M11 2AY
Flat 2, 60 Goole Street, Manchester, M11 2AX
Flat 1, 60 Goole Street, Manchester, M11 2AX
50 Goole Street, Manchester, M11 2AX
55 Selby Street, Manchester, M11 2BY
49 Selby Street, Manchester, M11 2BY
9 Attewell Street, Manchester, M11 2BX
7 Attewell Street, Manchester, M11 2BX
1 Attewell Street, Manchester, M11 2BX
56 Goole Street, Manchester, M11 2AX
54 Goole Street, Manchester, M11 2AX
52 Goole Street, Manchester, M11 2AX
38 Goole Street, Manchester, M11 2AX
51 Goole Street, Manchester, M11 2AU
47 Goole Street, Manchester, M11 2AU
35 Goole Street, Manchester, M11 2AU
33 Goole Street, Manchester, M11 2AU
27 Goole Street, Manchester, M11 2AU

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA