MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138889/VO/2023
Date registered valid:	4 January 2024
Proposal:	City Council Development for the change of use from a rehabilitation centre to form 2no. dwellinghouses (Class C3) with associated elevational alterations; access ramp and stair, and boundary treatment.
Address:	Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Ward(s):	Crumpsall Ward
Applicant:	Mrs Yvette Ryle Manchester City Council
Agent (if any):	Mr Waseem Mahmood Jacobs UK Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28 February 2024**

Application details

Type of application: Regulation 3 Consent

Development type: Minor Dwellings

Date of site visit: 10 January 2024

Standard consultations: Printed: 4 January 2024 Expired: 25 January 2024

Neighbour notifications: Printed: 4 January 2024 Expired: 25 January 2024

Site notice: Posted: 10 January 2024 Expired: 31 January 2024

Press advert: Published: 9 January 2024 Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: Not applicable

The application relates to a pair of three-storey semi-detached Victorian / Edwardian villa properties of redbrick with grey slate dual pitch roofs with gable end detailing to the front. Both properties are currently in a state of dereliction with boarded up window openings, extensive Heras fencing and overgrown foliage present on site. Each property features an inbuilt front porch, a spacious front garden bordered by a mid-level redbrick wall with stone capping, a two-storey bay window to the front, and a rear garden. Both properties have historically been used as drug and alcohol rehabilitation centres with the applicant now seeking to revert their use back to residential.



Figure 1. Principal elevation.



Figure 2. Front boundary treatment.



Figure 3. Front garden.



Figure 4. No.16 Bennett Road.



Figure 5. No.18 Bennett Road.



Figure 6. Rear garden.

Description of area

Bennett Road is a residential street situated within the Crumpsall ward of Manchester, close to Middleton Road (A576), Bury Old Road (A665), and Crumpsall Metrolink tram stop. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties and benefits from its proximity to public transport links.

The application properties are also situated within the Crumpsall Lane conservation area.



Figure 7. Excerpt from Google Maps, with red pin illustrating site location.

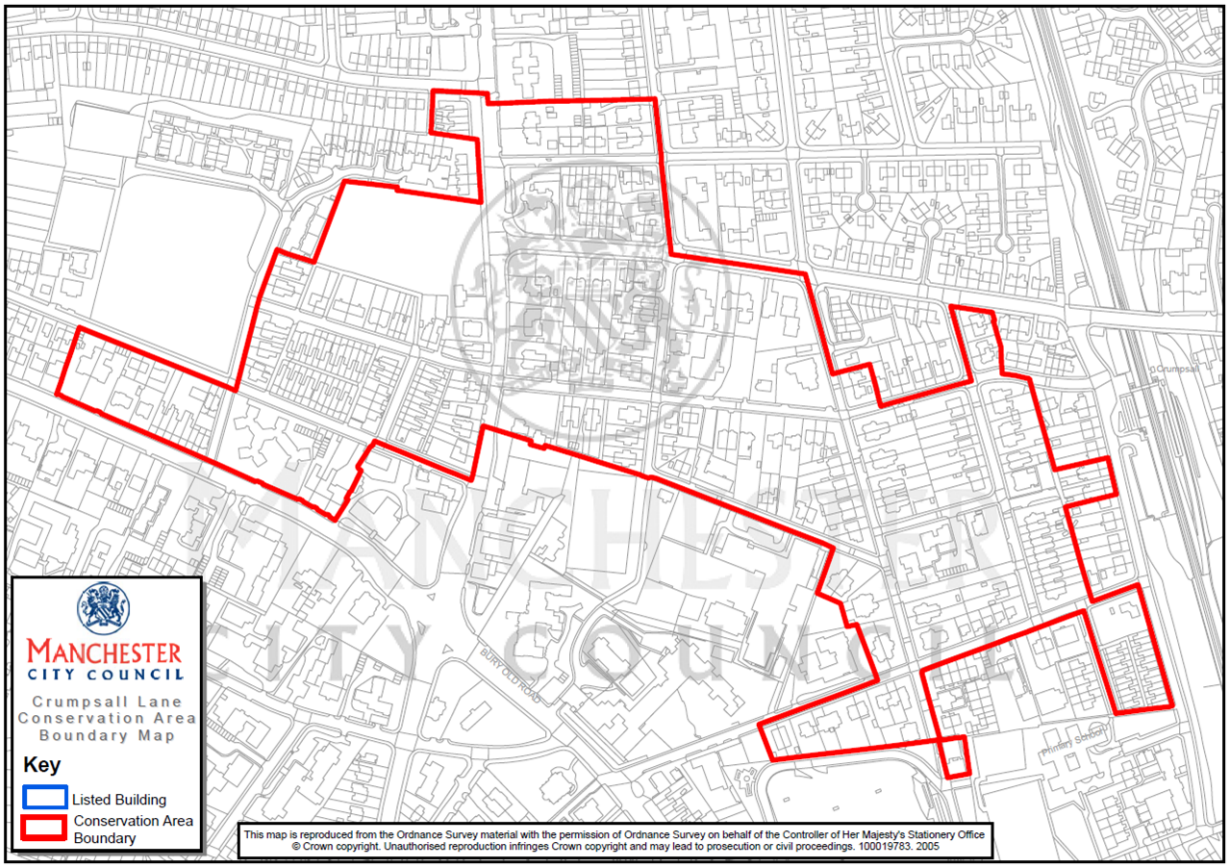


Figure 8. Crumpsall Lane conservation area boundary map.

Description of development

City Council Development for the change of use from a rehabilitation centre to form 2no. dwellinghouses (Class C3) with associated elevational alterations; access ramp and stair, and boundary treatment.

Planning history

082314/FO/2007/N1 - Change of use of basement from ancillary storage area and ground floor from residential accommodation to community-based support and after care service including counselling and installation of 2 no. external ramps to provide full access to building (sui generis) – **APPROVED** (03.08.2007).

085429/FO/2007/N1 - Change of use of ground floor of No. 18 to office accommodation in connection with support and aftercare service, new external ramp to side of building and single storey rear extension – **APPROVED** (14.04.2008).

138559/P3MA/2023 - City HMO supporting people with substance abuse issues. We are intending to revert this back to 2 separate properties as dwellings, as they were originally constructed – **APPLICATION RETURNED.**

138579/FH/2023 - Refurbishment of both number 16 and number 18 to revert the properties back to residential dwellings. Work to number 16 will include the addition of a disabled access ramp and new side entrance to provide disabled access capabilities. There are no proposed extensions to the existing buildings, there are some proposed changes to accommodate additional access to the rear **– APPLICATION RETURNED.**

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Flood Risk Management made the following comments in response to this application:

- Site is within Flood Zone 1 and very low of surface water flooding, the change of use does not result in a change in Flood Risk Vulnerability Classification (More Vulnerable), it does not require any mitigation measures and we APPROVE with no condition required.

Cadent Gas made no objection to the proposal, requesting an informative note be attached to the decision notice.

Neighbourhood Team Leader (Arboriculture) made the following comments in response to this application:

- I can confirm that I agree with the consultants findings, and we would have no objection to the development proposals for this site.
- We would like to highlight the importance of tree protection on this site. We would not expect to see any materials or machinery being stored or driven within the root protection the zones of the any of the retained trees.
- Please note, we would request that the developers are familiar with the tree documents provided and understand the importance of erecting and maintaining a barrier around the retained trees.

Environmental Health made no objection to the proposal, requesting conditions relating to constructions hours, waste storage and management, air quality (2), contaminated land, and imported soils be attached to the decision notice.

Highways made the following comments in response to this application:

- In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.
- It is noted that the proposed driveways would be able to accommodate c. 2 vehicles within the curtilage of the site. Any other vehicles will likely have to park on-street. It is noted that Bennett Road has on-street parking in place currently and further parking could exacerbate this.
- The site is well accessed by sustainable modes. Regular bus services are routed along Middleton Road and provide connections to Oldham Mumps and Piccadilly Gardens.
- Further bus stops are in place along Crumpsall Lane and provide connections to Middleton, Gatley, Sale and Manchester City Centre.
- The closest Metrolink facility is located at Crumpsall and provides connections to Piccadilly, Bury and Altrincham.
- It is noted that a driveway is provided for each dwelling that could accommodate 2 vehicles each.
- In order to facilitate access into the site, it is understood that a new vehicular crossover will be required. Plans show that one vehicle crossover will be in place to provide access to the two driveways. It is recommended that the applicant provide each property with its own vehicle crossover. This will ensure each property has sufficient space to park more than one vehicle on the driveway.
- Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Bennett Road and will require a crossing licence/agreement. This will require the agreement with MCC's

Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

- It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available.
- 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.
- It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.
- Designated refuse storage has been accommodated for each individual dwelling with kerbside collection noted from Bennett Road. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.
- The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy H1 – Overall Housing Provision
- Policy H3 – North Manchester

The National Planning Policy Framework (NPPF, 2021)
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Manchester – Residential Quality Guidance, 2017
- Appendix – Manchester's Emerging Space Standards

Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance, adopted April 2007
- Chapter 3 – Accessibility: Design for Access 2

Design for Access 2 – December 2003
- Chapter 6 – Ramps
- Chapter 9 – Handrails (Ramps, Stairs and Steps)
- Chapter 21 – Dwellings

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether

a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, 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.



Figure 9. Proposed Site Plan.

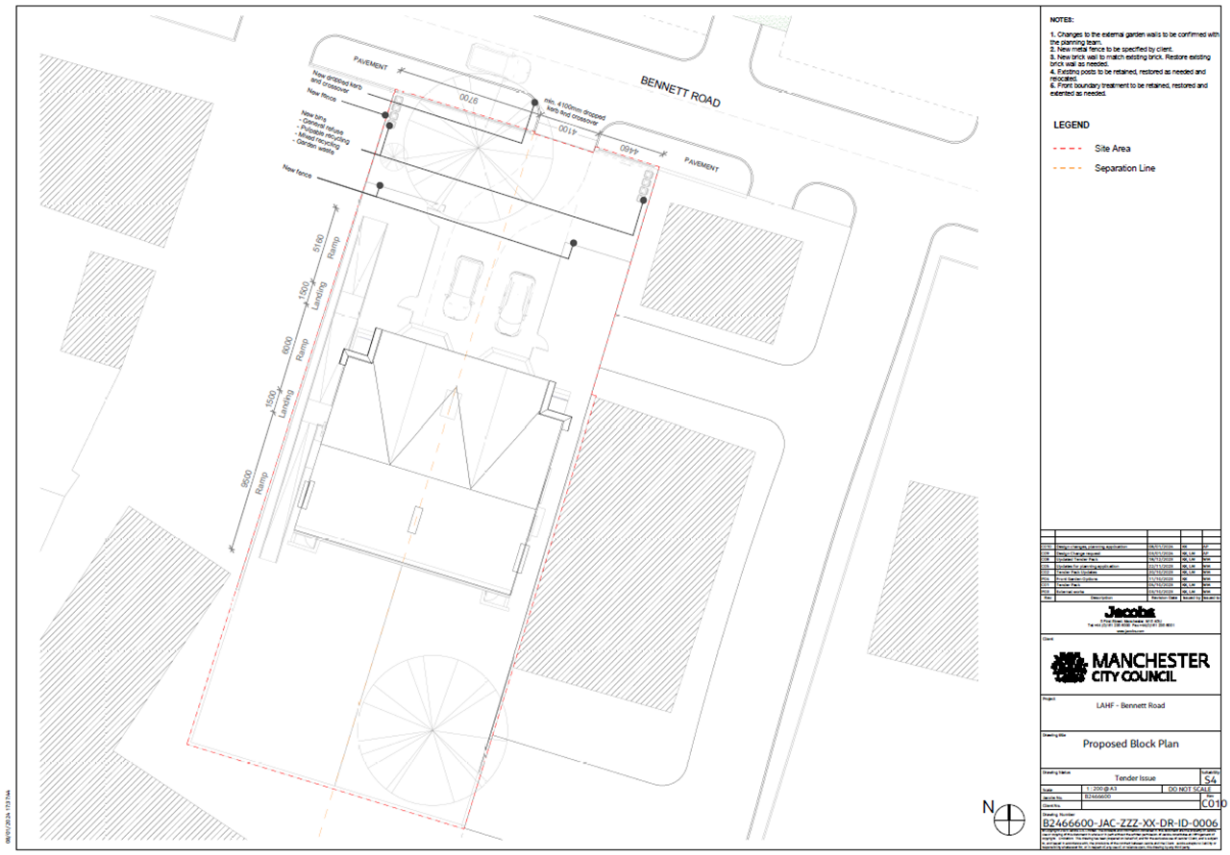


Figure 10. Submitted proposed block plan.



Figure 11. Submitted proposed front elevation.

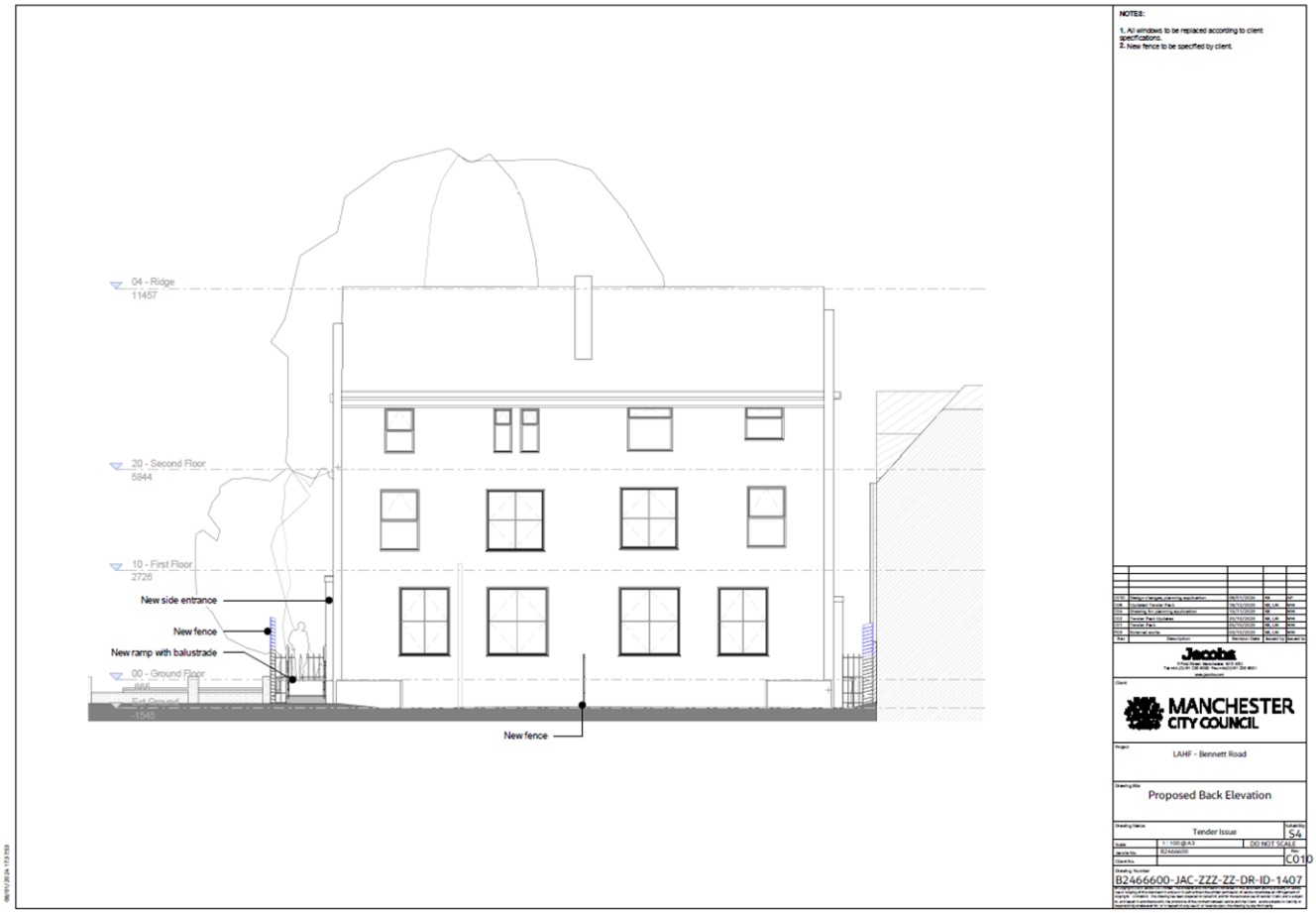


Figure 12. Submitted proposed rear elevation.



Figure 13. Submitted proposed side elevation, facing No.14 Bennett Road.

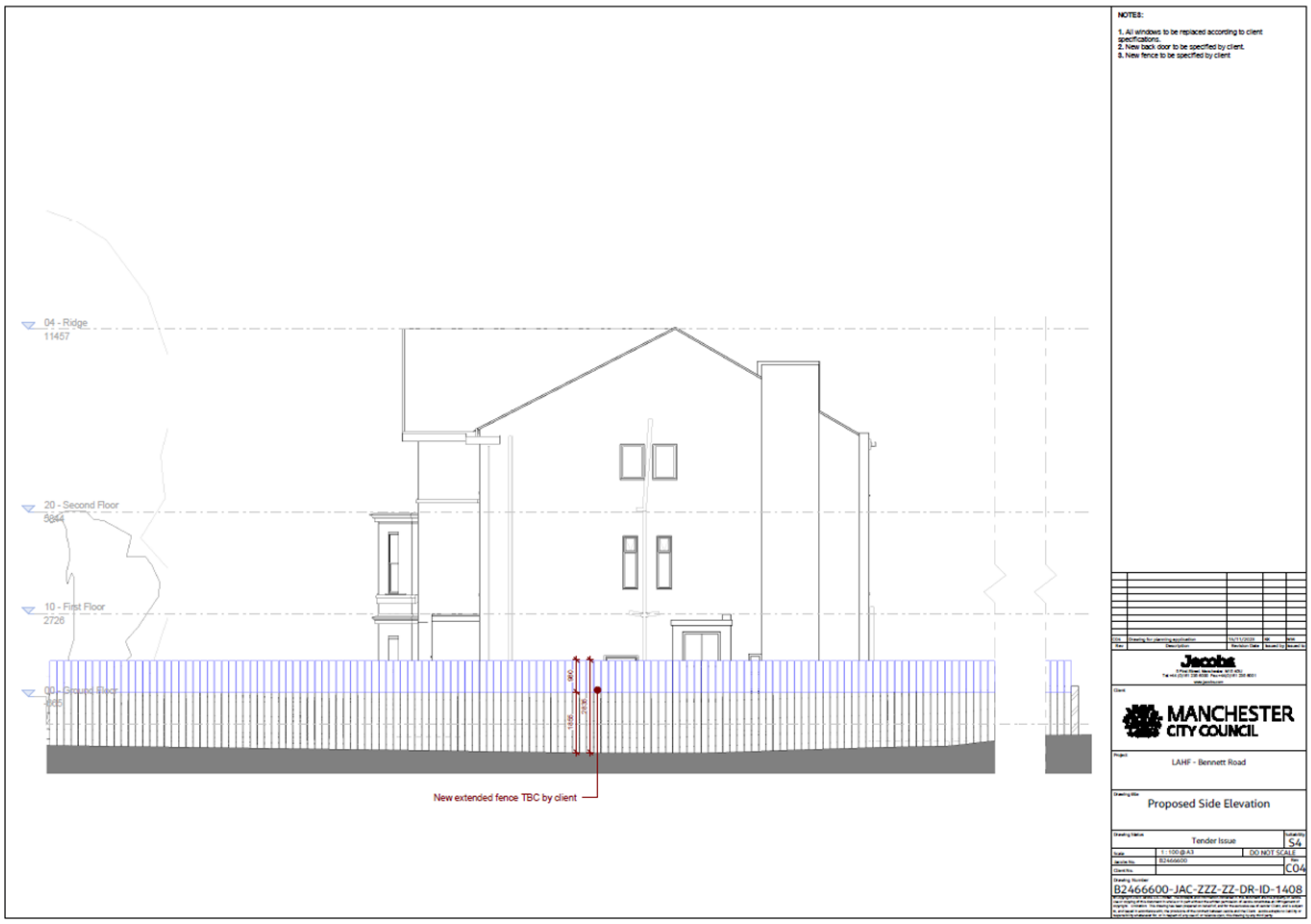


Figure 14. Submitted proposed side elevation, facing No.14 Bennett Road.

Issues

Principle – the principle of the proposal, to change the use of No.16 and No.18 Bennet Road from a rehabilitation centre (Class E) to form 2no. dwellinghouses (Class C3) with associated elevational alterations, as well as the installation of an access ramp and stair and new boundary treatment, is acceptable given that this would improve the standard of accommodation offered by these properties as well as increasing the availability of family dwellinghouses in this area, in accordance with policies H1 and H3 of the Core Strategy. However, consideration must be given to the standard of accommodation as well as the proposal's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, parking and the Crumpsall Lane conservation area.

Standard of accommodation – there would be no external alterations to the existing basements of these properties, with internal layout changes (consisting of the removal of internal walls and doors) made only. At this level, both properties would feature three rooms of unknown use, one hallway, and one storage room.

The proposed ground floor of No.16 Bennett Road would feature one front porch space, one accessible bedroom with an associated wet room, one hallway, one half-bathroom, and one open plan living / dining / kitchen space. The proposed first-floor would feature one living room, two single bedrooms, two double bedrooms, one bathroom, and one hallway. The proposed second floor / loft space would feature four double bedrooms, one master bedroom, one bathroom, and one hallway. Overall, the property would feature 10 bedrooms, 1 half-bathroom, 2 full bathrooms, 1 wet room, 1 kitchen / living / dining space, and 1 living room. It would also feature a spacious rear garden and would have access to a front driveway space.

The proposed ground floor of No.18 Bennett Road would feature one front porch space, one living room, one hallway, one half-bathroom, and one open plan living / dining / kitchen space. The proposed first-floor would feature one master bedroom, one double bedroom (with a built-in storage space), one storage room, two double bedrooms, one bathroom, and one hallway. The proposed second floor / loft space would feature four double bedrooms, one single bedroom, one bathroom, and one hallway. Overall, the property would feature 1 living room, 1 kitchen / living / dining space, 1 half-bathroom, 2 full bathrooms, and 9 bedrooms. It would also feature a spacious rear garden and would have access to a front driveway space.

The provisions specified above are considered to offer an acceptable standard of accommodation for the property's future occupants with the property also providing sufficient access to both light and airflow as windows are featured to the front, side and rear at ground, first, and second floor level.

The proposal is therefore considered to accord with policies DM1, SP1, H1 and H3 of the Core Strategy.

Elevational alterations – a number of external alterations are proposed as part of the development. These are listed below:

No.16 Bennett Road:

- Ground floor window in the western side elevation facing No.14 Bennett Road replaced with an inward-opening single door, facilitating access to the proposed ramp. *This alteration would have a minimal impact upon the visual amenity of the area as it would not be visible within the street scene or public realm. It is therefore considered acceptable.*
- New ground floor window installed in the western side elevation facing No.14 Bennett Road. *This alteration would have a minimal impact upon the visual amenity of the area*

as it would not be visible within the street scene or public realm. It is therefore considered acceptable.
- No alterations at first-floor level.
- No alterations at second-floor level.

No.18 Bennett Road:
- No alterations at ground-floor level.
- No alterations at first-floor level.
- No alterations at second-floor level.

Access ramp – the proposal also includes the installation of an access ramp along the western edge of No.16 Bennett Road, connecting the property's proposed side door with its front garden, driveway and rear garden to enable a disabled resident to access their home more easily and comfortably.

A level landing measuring to 1.738m by 1.5m by 0.865m would be situated immediately outside of the side door. This would connect with a sloped ramp measuring to 9.5m by 1.235m (with a gradient of 1:18) which would run north to south, leading into the property's rear garden. Another sloped ramp would be sited north of the level landing, measuring to 6m by 1.775m (with a gradient of 1:15). This would connect to another level landing measuring to 1.5m by 1.775m by 0.43m and would lead onto a final sloped ramp measuring to 5.16m by 1.775m (with a gradient of 1:12), facilitating access to the front of the property. The structure would be bordered by handrails measuring to approximately 1.1m in height. A gap of approximately 0.518m would be maintained to the boundary shared with No.14 Bennett Road.

This aspect of the proposal is considered to be relatively standard for developments of this type and is not deemed as being 'excessively large or bulky' in terms of its dimensions. Sited at the side of the property, it would be visible within the street scene, however, due to its relatively minor nature, is not considered to introduce an overbearing feature into the area, nor cause undue visual harm. In terms of its impact upon residential amenity, any potential for overlooking would largely be mitigated by the proposed new fencing sited along the property's western boundary, which would measure to approximately 2.667m in height, screening neighbouring residential properties from view. It should also be noted that any perceived harm caused as a result of the ramp would be outweighed by the considerable benefits experienced by the application property's occupants in terms of improved accessibility.

The proposal is therefore considered to accord with policies SP1 and DM1 of the Core Strategy as well as chapter 8 of the NPPF, chapter 3 of the Guide to Development in Manchester, and chapters 6, 9 and 21 of the Design for Access 2.

Front boundary treatment – the proposal also includes amendments to the property's front boundary treatment, including retention and restoration of the existing brick wall as well as installation of new sections (to match the existing) in instances where the existing wall is so heavily degraded that it cannot be retained.

As such, the design of the front boundary treatment (running from east to west) would be as follows:

- Section of new brick wall / pier measuring to 0.3m in length and 1m in height.
- Section of retained brick wall measuring to 3.86m in length and 0.55m in height. Capped by permeable railings, measuring to 0.41m in height (total height: 0.96m).

- New sliding security gate measuring to 4.1m in length and 1m in height. Framed by the property's existing (relocated) gate posts which measure to 0.3m in width and 1.033m in height.
- Section of new brick wall measuring to 1.445m in length and 0.55m in height. Capped by permeable railings, measuring to 0.41m in height (total height: 0.96m).
- Section of retained brick wall measuring to 7.955m in length and 0.55m in height. Capped by permeable railings, measuring to 0.41m in height (total height: 0.96m).

The design of the proposed front boundary treatment is considered acceptable given that it involves the retention of the existing wall and gate posts, where possible. Moreover, all new brickwork has been conditioned to match the existing in terms of its appearance, which should ensure its subservience and sympathy to the existing character of the conservation area, causing the least amount of visual harm possible.

It should also be noted that the proposed boundary treatment accords with Highways' guidance which stipulates that all fencing / railings adjacent to the adopted highway should be visually permeable from a distance off 600mm upwards to ensure adequate visual permeability for child pedestrians. This is therefore considered acceptable.

The proposal is therefore considered to accord with policies SP1, DM1 and EN3 of the Core Strategy, as well as chapters 12 and 16 of the NPPF and policy DC18 of the UDP.

Residential amenity – the proposal is likely to result in a decrease in the number of comings and goings to the property, as visits to the existing rehabilitation centre would cease. The proposal is therefore likely to incur a positive effect on the area's residential amenity, as it would reinforce the residential character of the neighbourhood and would lead to a reduction in potential noise disturbance and activity.

Additionally, with no significant external alterations, the proposal is unlikely to give rise to issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy.

The proposed access ramp is not considered to cause undue harm to the residential amenity of the area, with any potential for overlooking mitigated by the proposed new fencing to the plot's western side boundary (measuring to approximately 2.667m in height) which should screen neighbouring properties from view.

The proposed front boundary treatment is also not considered to cause undue harm to the residential amenity of the area.

With regard to the proposed elevational alterations, the new ground floor window in the property's western side elevation facing No.14 Bennett Road is also not considered to infringe upon the privacy levels of neighbouring occupiers as it would be sited a considerable distance (approximately 2.469m) away from the shared boundary and would be largely screened from view by the new fencing.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Waste management – the proposal includes limited information with regards to the property's waste management strategy. As such, a condition has been attached requiring the applicant to submit a completed waste management strategy proforma prior to the development's first use. This will ensure that adequate provisions are in place for managing the property's refuse, in accordance with policy EN19 of the Core Strategy.

Similarly, a condition has been attached requiring the applicant to submit details of a secure, screened bin store for approval in writing by the City Council prior to the development's first use.

This will help mitigate the visual harm caused to the street scene and public realm by storing the property's refuse bins at the front of the property, in accordance with policies DM1 and EN19 of the Core Strategy.

Parking / Highways – the proposal also includes reconfiguration and resurfacing of the properties' front garden space to allow for the provision of a driveway for each dwellinghouse.

Highways have noted that the proposed driveways would be able to accommodate 2no. vehicles per dwellinghouse with any further vehicles likely having to park on-street.

A new vehicular crossover would be required to facilitate access to the site, with Highways recommending that each property is serviced by its own crossover, rather than a shared one. However, given the properties' siting within the Crumpsall Lane conservation area, it is considered that the proposal should involve the least number of interventions to the front boundary treatment as possible. It is considered that the current scheme achieves this, therefore the proposed shared vehicle access and crossover is considered acceptable.

Highways requested that the applicant provides details of a secure and sheltered cycle parking provision at a ratio of one-per-unit as part of the proposal. However, in these circumstances, it is considered that the application site provides adequate space for cycle storage within its front and rear gardens. As such, no conditions relating to cycle provisions have been attached to the decision notice.

Highways requested that the provision of an electrical vehicle charging point (minimum 7kW) is included in the proposal. However, as this is not a newbuild proposal, the application site may not have the necessary infrastructure and provisions available to support electric vehicle charging at this location. As such, no condition has been attached.

Environmental Health –made no objection to the proposal, requesting conditions relating to constructions hours, waste storage and management, air quality (2), contaminated land, and imported soils be attached to the decision notice.

Conditions relating to the storage and management of waste have been attached to the decision notice. However, conditions relating to air quality (2), contaminated land, and imported soils are not considered to be relevant to the application or the scale of the proposed works given that the site would be reverted to its former residential use. As such, they have not been attached to the decision notice.

Trees – the submitted arboriculture statement indicates that:

"9.1. Some U category trees are proposed for removal for arboricultural reasons, irrespective of the development.
9.2. One B category tree, one C category tree, some shrubs and a hedge are proposed for removal to accommodate the development. Their removal will not significantly affect public tree cover on the site nor the wider views of the conservation area, and can be mitigated by new landscaping, to be agreed by the LPA.
9.3. The important retained A and B category trees on the site can be retained and protected in accordance with current best practice. Details for their protection during the development are set out on the Drawing. Any residual engineering details can be agreed by the LPA.
9.4. Pruning of a handful of retained trees is recommended. The pruning should not detract from the trees health or visual qualities and complies with BS3998. These works are likely to be required as part of ongoing site maintenance and are of a minor nature."

The Neighbourhood Team Leader (Arboriculture) confirmed their agreement with the findings of the report, making no objection to the development proposals for the site. They did however

highlight the importance of tree protection on the site, indicating that no materials or machinery should be stored or driven within the root protection zones of any of the retained trees. This has been conditioned.

In order to mitigate any harm caused as a result of the removal of trees / shrubs on site, a condition has been attached, requiring the applicant to submit details of a hard and soft landscaping treatment scheme (including replacement tree planting), prior to the first use of the development.

Flood Risk Management – made no objection to the proposal due to the application plot's siting within Flood Zone 1 with very low risk of surface water flooding. No conditions required.

Impact upon the Crumpsall Lane conservation area – overall, the proposal would improve the appearance of the application site as it is currently in a state of dereliction and decay. The proposed internal alterations and change of use itself would not have any impact upon the character of the conservation area as they would not be visible within the street scene or public realm. The proposed access ramp would be set back considerably from the highway and would be relatively minor in terms of its nature, having a minimal impact as a whole. Moreover, the alterations to the properties' front amenity spaces and boundary treatment would offer a positive contribution to the conservation area as they would improve the overall appearance of the site, whilst still retaining their subservience and sympathy to the character of the area.

The proposal is therefore considered to accord with policy DC18 of the UDP, policy EN3 of the Core Strategy and chapter 16 of the NPPF.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Crumpsall Lane Conservation Area, waste storage and parking as it broadly complies with policy DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy and chapters 12 and 16 of the NPPF.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.
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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.
2) The development hereby approved shall be carried out in accordance with the following documents:

-'Application for Planning Permission', numbered 'PP-12622691', stamped as received by the City Council as Local Planning Authority on the 21st December 2023.
-'Proposed Basement Plan', numbered 'B2466600-JAC-ZZZ-B1-DR-ID-1012 REV C02', stamped as received by the City Council as Local Planning Authority on the 21st December 2023.

-‘Proposed Ground Floor Plan’, numbered ‘B2466600-JAC-ZZZ-00-DR-ID-1010 REV C12’, stamped as received by the City Council as Local Planning Authority on the 28th February 2024.
-‘Proposed First Floor Plan’, numbered ‘B2466600-JAC-ZZZ-01-DR-ID-1014 REV C02’, stamped as received by the City Council as Local Planning Authority on the 21st December 2023.
-‘Proposed Second Floor Plan’, numbered ‘B2466600-JAC-ZZZ-02-DR-ID-1015 REV C02’, stamped as received by the City Council as Local Planning Authority on the 21st December 2023.
-‘Proposed Block Plan’, numbered ‘B2466600-JAC-ZZZ-XX-DR-ID-0006 REV C010’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-‘Proposed Site Plan’, numbered ‘B2466600-JAC-ZZZ-XX-DR-ID-0005 REV C010’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-‘Proposed Front Elevation’, numbered ‘B2466600-JAC-ZZZ-ZZ-DR-ID-1405 REV C010’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-‘Proposed Front Elevation’, numbered ‘B2466600-JAC-ZZZ-ZZ-DR-ID-1406 REV C010’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-‘Proposed Back Elevation’, numbered ‘B2466600-JAC-ZZZ-ZZ-DR-ID-1407 REV C010’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-‘Proposed Side Elevation’, numbered ‘B2466600-JAC-ZZZ-ZZ-DR-ID-1408 REV C04’, stamped as received by the City Council as Local Planning Authority on the 21st December 2023.
-‘Proposed Side Elevation’, numbered ‘B2466600-JAC-ZZZ-ZZ-DR-ID-1409 REV C010’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-‘Proposed Section’, numbered ‘B2466600-JAC-ZZZ-ZZ-DR-ID-1202 REV C02’, stamped as received by the City Council as Local Planning Authority on the 21st December 2023.
-‘Existing, Demolition & Proposed Side Section’, numbered ‘B2466600-JAC-16-ZZ-DR-ID-1201 REV C02’, stamped as received by the City Council as Local Planning Authority on the 21st December 2023.
-Window and door specification labelled ‘QUOTATION’, stamped as received by the City Council as Local Planning Authority on the 31st January 2024.
-‘Heritage Statement for 16-18 Bennett Road, Crumpsall, Manchester M8 5DX’, stamped as received by the City Council as Local Planning Authority on the 9th February 2024.
-‘Arboricultural Statement on the proposed development at Bennett House, 16-18 Bennett Road, Manchester’, stamped as received by the City Council as Local Planning Authority on the 21st December 2023.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved / documents, including brickwork to match the existing for the front boundary treatment.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior to the first use of the development hereby approved, a waste management strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy and to ensure that there are adequate waste storage receptacles for occupiers of the development.

5) Prior to the first use of the development hereby approved, details of a secure, screened and ventilated bin store shall be submitted to approved in writing by the City Council as Local Planning Authority.

The approved bin store shall be implemented and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) Prior to the first use of the development hereby approved, details of a hard and soft landscaping treatment scheme shall be submitted to approved in writing by the City Council as Local Planning Authority. This shall include details of replacement tree planting to be provided in line with the Manchester Tree Strategy.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register onwww.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

4) Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Bennett Road and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management

17 Polygon Road, Manchester, M8 5DE
Flat 5, 15 Polygon Road, Manchester, M8 5DE
Flat 5, Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Flat 3, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 1, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 6, 26 Bennett Road, Manchester, M8 5DX
Flat 2, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 10, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 5, 23 - 25 Polygon Road, Manchester, M8 5DD
23 - 25 Polygon Road, Manchester, M8 5DD
N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 6, N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 7, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 9, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 12, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Thompson House, 6A Polygon Road, Manchester, M8 5DE
33 Polygon Road, Manchester, M8 5DE
14 Crumpsall Lane, Manchester, M8 5FB
Flat 4, 17 Polygon Road, Manchester, M8 5DE
4 Polygon Road, Manchester, M8 5DE
Flat 2, 13 Polygon Road, Manchester, M8 5DE
Flat 1, 13 Polygon Road, Manchester, M8 5DE
Oakdene, Eaton Road, Manchester, M8 5DY
24 Bennett Road, Manchester, M8 5DX
Flat 5, 24 Bennett Road, Manchester, M8 5DX
Flat 2, 24 Bennett Road, Manchester, M8 5DX
11 Bennett Road, Manchester, M8 5DU
Flat 2, 11 Polygon Road, Manchester, M8 5DE
Flat 10, 26 Bennett Road, Manchester, M8 5DX
Flat 4, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 11, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 1, N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 9, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 8, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 2, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 3, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 5, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 6, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 4, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 6, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 1, Thompson House, 6A Polygon Road, Manchester, M8 5DE
37 Polygon Road, Manchester, M8 5DE
16A Crumpsall Lane, Manchester, M8 5FB
Flat 1, Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Flat 6, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 3, 11 Polygon Road, Manchester, M8 5DE
Flat 1, 19 - 21 Polygon Road, Manchester, M8 5DE

Flat 2, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 3, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
25 St Mary's Hall Road, Manchester, M8 5DZ
Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 3, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 4, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 1, 17 Polygon Road, Manchester, M8 5DE
Flat 1, 15 Polygon Road, Manchester, M8 5DE
Devonia, Eaton Road, Manchester, M8 5DY
Flat 4, 24 Bennett Road, Manchester, M8 5DX
Flat 1, 24 Bennett Road, Manchester, M8 5DX
Flat 6, Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Flat 10, Hani Court, Eaton Road, Manchester, M8 5DY
11 Polygon Road, Manchester, M8 5DE
15 Bennett Road, Manchester, M8 5FA
Flat 2, 26 Bennett Road, Manchester, M8 5DX
Flat 1, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 5, N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 4, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 1, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 5, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 2, Thompson House, 6A Polygon Road, Manchester, M8 5DE
31 Polygon Road, Manchester, M8 5DE
Flat 2, 17 Polygon Road, Manchester, M8 5DE
Flat 3, 15 Polygon Road, Manchester, M8 5DE
King David High School, Eaton Road, Manchester, M8 5DY
7B Eaton Road, Manchester, M8 5DY
20 - 22 Bennett Road, Manchester, M8 5DX
Flat 4, Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Flat 3, Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Flat 2, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 7, 26 Bennett Road, Manchester, M8 5DX
Flat 9, 26 Bennett Road, Manchester, M8 5DX
Flat 11, 26 Bennett Road, Manchester, M8 5DX
Flat 12, 26 Bennett Road, Manchester, M8 5DX
Flat 8, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 7, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 4, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 7, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 11, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
35 Polygon Road, Manchester, M8 5DE
15 Polygon Road, Manchester, M8 5DE
Flat 2, 15 Polygon Road, Manchester, M8 5DE
Flat 3, 13 Polygon Road, Manchester, M8 5DE
Flat 5, 13 Polygon Road, Manchester, M8 5DE
Flat 8, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 3, 24 Bennett Road, Manchester, M8 5DX
7A Eaton Road, Manchester, M8 5DY
Flat 7, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 5, 26 Bennett Road, Manchester, M8 5DX
Flat 8, 26 Bennett Road, Manchester, M8 5DX
Flat 6, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 2, N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 4, N F C House, 6 Polygon Road, Manchester, M8 5DE

Flat 7, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 10, 19 - 21 Polygon Road, Manchester, M8 5DE
19 - 21 Polygon Road, Manchester, M8 5DE
Flat 5, Thompson House, 6A Polygon Road, Manchester, M8 5DE
12 Bennett Road, Manchester, M8 5DX
10 Bennett Road, Manchester, M8 5DX
2 Polygon Road, Manchester, M8 5DE
Flat 4, 13 Polygon Road, Manchester, M8 5DE
13 Polygon Road, Manchester, M8 5DE
Flat 5, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 2, Bennett House, 16 - 18 Bennett Road, Manchester, M8 5DX
Flat 12, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 9, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 3, 26 Bennett Road, Manchester, M8 5DX
Flat 9, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 3, 16 Crumpsall Lane, Manchester, M8 5FB
Westwood Nursing Home, 8 Polygon Road, Manchester, M8 5DD
Flat 2, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 8, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 6, Thompson House, 6A Polygon Road, Manchester, M8 5DE
14 Bennett Road, Manchester, M8 5DX
Flat 3, 17 Polygon Road, Manchester, M8 5DE
Flat 5, 17 Polygon Road, Manchester, M8 5DE
Flat 4, 15 Polygon Road, Manchester, M8 5DE
Flat 6, 24 Bennett Road, Manchester, M8 5DX
Flat 11, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 4, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 1, 11 Polygon Road, Manchester, M8 5DE
Flat 4, 26 Bennett Road, Manchester, M8 5DX
Flat 1, 26 Bennett Road, Manchester, M8 5DX
Flat 3, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 12, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 3, N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 5, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 1, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 10, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 6, 16 Crumpsall Lane, Manchester, M8 5FB

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH AREA