

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139219/JO/2024
Date registered valid: 9 February 2024
Proposal: Variation of Condition 2 (Specified Plans) attached to planning permission 138358/FO/2023 to allow elevational alterations.
Address: 7 Chapel Street, Manchester, M19 3QB
Ward(s): Levenshulme Ward

Applicant: Mr Keith Burke
Agent (if any): Mr Ahmed Choudhry, NADA Architects
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 March 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 22 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 February 2024 Expired: 6 March 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The planning application site covers an area of 0.18 Ha and is situated approximately 81 metres from Levenshulme District Centre. The site is occupied by a general industrial business, involved in metal cutting and fabrication. The industrial use has been historically established and is undertaken in several low rise buildings within the application site. The site frontage, including vehicular access to its service yard, is related to Chapel Street. A triangular parcel of open space is located adjacent to the site access. The perimeter surrounding the site comprises two storey terraced houses with rear yards. The area to the east and south of the site is predominantly residential. Notwithstanding the above, industrial and commercial uses are located at the junction of Chapel Street and Elbow Street. Chapel Street has a 20 mph speed restriction and a no waiting at any time traffic regulation order is in place on the northern side of the carriageway. Traffic calming measures are also present on Chapel Street.



Fig.1 – Views of the application site from Chapel Street

Description of development

The development seeks to amend the elevation composition of the development with all other aspects of the development maintained, including the siting of the proposed units.



Fig.2 – Approved elevations and layout drawings



Fig. 3 – Revised proposed elevations and layout drawings

The proposed amendments would be related to the principal (front) elevations of each of the eight approved houses. The side and rear elevations would be retained as previously approved. The proposed changes involve:

- The replacement of buff coloured render panels with dark grey render.
- The formation of a 'frame' around the principal ground and first floor window feature. The frame would incorporate a 200 mm projection with a dark grey render finish.
- Introduction of vertically hung wall tiles to the front pediment between the eaves line and the apex of the hipped pitched roof detail.

Site History

- 138358/FO/2023 - Application Approved – 19.01.2024
7 Chapel Street Levenshulme Manchester M19 3QB

Erection of 8no. houses (Class C3), formation of new access road from Chapel Street and associated car parking, garden areas and boundary treatments following demolition of existing buildings

2. 136792/FO/2023 - Application Withdrawn - 25.10.2023

7 Chapel Street, Levenshulme, Manchester, M19 3QB

Erection of 7 no houses and 2 no apartments (Class C3), formation of new access road from Chapel Street and associated car parking, garden areas and boundary treatments following demolition of existing buildings

3. 018224 - Application Approved - 01.12.1982

Former Buffoline Gear Works, Chapel Street, Levenshulme.

External alterations as a result of the division of an existing industrial building into four industrial units; provision of parking, servicing and secure storage areas after demolition of derelict building, erection of fencing and new vehicular access

4. F09221 - Application Approved - 04.10.1978

Belper Tools Ltd. 7 Chapel Street, Levenshulme.

Erection of a single storey building at Engineering Works after demolition of existing building and provision of car parking and turning area.

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in September 2023. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The development has been previously assessed with regard the following aspects of the Framework are relevant. Compliance with these aspects of the NPPF would be maintained:

- i. Section 5 Delivering a sufficient supply of homes
- ii. Section 8: Promoting healthy and safe communities
- iii. Section 9: Promoting sustainable transport
- iv. Section 11: Making effective use of land
- v. Section 12: Achieving well-designed places
- vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG, which have been previously and would continue to be positively responded to:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood Risk
- iv. Health and well-being
- v. Air quality
- vi. Land affected by contamination
- vii. Noise
- viii. Travel plans and traffic / transport assessments

The Places for Everyone Plan is a Joint Development Plan Document - Provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The following policies are considered to be relevant and appropriately responded to:

- JP-H1 – Scale, distribution and phasing of new housing
- JP- H3 – Type, size and design of new housing
- JP- H4 – Density of new housing
- JPS1 – Sustainable development
- JP-S2 – Carbon and energy
- JP-S5 - Flood Risk and the water environment

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

accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

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

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

It was demonstrated, during the consideration of planning application ref: 138358/FO/2023, that policy SP1 would be accorded with. Policy SP1 would continue to be accorded with following the implementation of the proposed amendments.

Policy EN1 (Design Principles and Strategic Character Areas) - States that opportunities for good design to enhance the overall image of the City should be fully realised to reinforce and enhance the local character and context of the development site. In this case, the proposed amendments would maintain an appropriate relationship to the height and scale of development to the local area. The amended design would uplift the elevational treatment and would be related to the coherent use of materials. Policy EN1 would thereby be accorded with.

Policy DM1 (Development Management) - 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. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and its relationship to the character of the surrounding area;
- c. Effects on amenity;
- d. The accessibility to buildings and neighbourhoods, in relation to inclusive access and sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

The development would continue to be satisfactorily related to policy DM1.

The development would also continue to be appropriately related to the following policies:

Policy EC 2 (Existing Employment Space)

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)

Policy EN 6 (Target Framework for CO2 reductions from low or zero carbon energy supplies)

Policy EN 8 (Adaptation to Climate Change)

Policy EN 14 (Flood Risk)

Policy EN15 (Biodiversity and Geological Conservation)

Policy EN 16 (Air Quality)

Policy EN18 (Contaminated Land and Ground Stability)

Policy EN19 (Waste)
Policy H1 (Overall Housing Provision)
Policy H 6 (South Manchester)
Policy H11 (Houses in Multiple Occupation)
Policy T1 (Sustainable transport)
Policy T2 (Accessible areas of opportunity and need)

Unitary Development Plan (saved UDP) Policies - The development would continue to be appropriately related to the following policies:

Policy DC7 (New Housing Development)
Policy DC26 (Development and noise)

Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live. It also seeks to raise the quality of life across Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need incorporate the most appropriate and up to date technologies to significantly reduce emissions. The guidance is therefore relevant to all stages of the development process, including construction and operational management. The proposed house types would meet the relevant space criteria as set out in the guidance. The quality of the design and layout of the development would be maintained to secure a positive contribution to the character of the local area and encourage its sustained long-term occupation. Compliance with the MRQG would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, officers engaged in pre-application discussions with the applicant's agent regarding the proposed amendments. The submitted details have been informed by these discussions and the assessment of the amended development has been undertaken without a requirement for further negotiations.

Principle of the development – The proposed amendments would improve the appearance of the development. The principle of the development would be unaffected by these amendments and previous conditions have been re-attached.

Magnitude of development – It is considered that the development would continue to provide an appropriate mix of house types with the density of the new built form being relieved by satisfactorily sized garden areas.

Siting – The previously approved siting of the development would be maintained thereby securing a satisfactory relationship to neighbouring housing and the street scene.

Height, scale and massing – The revised development would continue to be related to the approved height and scale parameters

Design – Amendments have been suitably to the approved configuration of the proposed houses. The use of grey cladding and matching projecting rectangular window detail would deliver a coherent elevational design. The use of hanging wall tiles would be suitably relieve the pediment within the roof detail. The design is acceptable subject the conditioned use of appropriate materials.

Inclusive access – The development would maintain level thresholds to the front and rear entrances to each of the proposed houses. As there would be no change in circumstances these arrangements continue to be acceptable.

Residential amenity – The development would improve the visual appearance of the development. In all other respects the amended development would not affect previously assessed levels of amenity.

Residential space standards – The proposed amendments would not affect the configuration and arrangement of the internal space within the proposed houses. The development would thereby continue to accord with the appropriate space criteria specified in the Manchester Residential Quality Guidance.

Conditions – Previous condition relating the following issues have been re-attached, in order to ensure the appropriate implementation of the development:

- i. Crime and Security
- ii. Boundary treatment
- iii. Reducing carbon emissions and sustainable design
- iv. Future use of the development, i.e., maintaining Class C3 use
- v. Permitted development restrictions
- vi. Car parking and highways issues
- vii. Cycle storage
- viii. Off-site highways work
- ix. Electric vehicle (EV) charging points
- x. Demolition and Construction Management Plan (CMP)
- xi. Waste management
- xii. Noise
- xiii. Air quality
- xiv. Land conditions.
- xv. Flood risk and site drainage
- xvi. Ecology
- xvii. Tree removal and landscaping

Conditions 7 and 8 are amended to reference the revised drawing numbers and for the avoidance of doubt.

Conclusion – The amendments would improve the design of the proposed houses, whilst maintaining the previously approved configuration, siting and layout of the development. The proposed amendments are acceptable.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers engaged in pre-application discussions with the applicant's agent regarding the proposed amendments. The submitted details have been informed by these discussions and the assessment of the amended development has been undertaken without a requirement for further negotiations.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of two years, 9 months and 23 days 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 stamped as received by the City Council as local planning authority on 19 October 2023, 2 January 2024 and 9 February 2024:

Planning application forms

Existing GA site plan Ref: 23-1136(02)001 Ref: PL0

Location Ref: 23-1136(01) 001 Ref: PL0

Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6

Proposed GA roof plan Ref: 23-1136(03)003 PL7

Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2

Proposed GA elevations Ref: 23-1136(05)001 Ref: PL4

Proposed GA elevations Ref: 23-1136(06)001 Ref: PL4

Existing and proposed GA street elevations Ref: 23-1136(07)001 Ref: PL6

PROPOSED RESIDENTIAL DEVELOPMENT, CHAPEL STREET, LEVENSHULME (4150)
RESPONSE TO HIGHWAYS COMMENTS - OCTOBER 2023 by Eddisons - Burke
Developments

7 Chapel Street, Levenshulme, M19 3QB Employment Land Statement by Paul Butler Associates dated 16 October 2023
Bat Presence-Absence Survey Building B3 7 Chapel Street Levenshulme M19 3QB for NADA Architect by Gritstone Ecology

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

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 and DM1 of the Core Strategy for the City of Manchester.

4) The authorised development relates to the erection of: 8 x four bedroom, seven person houses (Class C3).

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

5) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs 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 the provision of accommodation that is suitable for people living as families pursuant to paragraph 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 Core Strategy for the City of Manchester.

6) 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 garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.

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

7) 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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

Proposed GA roof plan Ref: 23-1136(03)003 PL7
Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2
Proposed GA elevations Ref: 23-1136(05)001 Ref: PL4
Proposed GA elevations Ref: 23-1136(06)001 Ref: PL4
Existing and proposed GA street elevations Ref: 23-1136(07)001 Ref: PL6.

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

8) Before the occupation of the development windows to bathrooms rooms as so indicated on the approved drawings ref: Proposed GA roof plan Ref: 23-1136(03)003 PL7; Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2; Proposed GA elevations Ref: 23-1136(05)001 Ref: PL4; Proposed GA elevations Ref: 23-1136(06)001 Ref: PL4 and Existing and proposed GA street elevations Ref: 23-1136(07)001 Ref: PL6 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

9) Prior to occupation, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details at all times thereafter.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) Notwithstanding the detail of document referenced : CONSTRUCTION PHASE PLAN DEMOLITION PHASE Burke Developments Chapel Street M19 3QB - Multi Building Demolition STRIP OUT, DEMOLITION AND SITE CLEARANCE and prior to the commencement of the development hereby approved, a detailed supplementary demolition and construction management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- i. Display of an emergency contact number;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of staff and construction vehicles;
- vii. Sheeting over of construction vehicles;
- viii. Dust suppression measures.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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

11) Before the occupation of the development, the details relating to the provision and siting of electric vehicle charging points comprising EV BG Sync EV wall charger 2 socket data sheet and drawing ref: Proposed GA roof plan Ref: 23-1136(03)003 PL7 (indicating EV charging point positions) shall be implemented in full and maintained in situ thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) The authorised development shall be undertaken in accordance with the waste management strategy comprising drawing and documents referenced: WASTE MANAGEMENT STRATEGY 7 CHAPEL STREET LEVENSHULME MANCHESTER M19 3QB FINAL dated 18 October 2023 by Fellows Environmental, Waste management proforma dated 18 October 2023 and Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6. The agreed arrangements shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

13) Before the first occupation of the development details of the elevational appearance of the bin storage enclosures in the positions shown on drawing ref: Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6 shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

14) Before the first occupation of the development details of arrangements for secure cycle storage, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle 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 Core Strategy for the City of Manchester.

15) Before occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the acoustic insulation of the residential accommodation against noise from industrial uses to the west of the application site and any other identified noise sources. The approved noise insulation scheme shall be implemented before the development is occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been

met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from industrial uses to the west of the application site and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Core Strategy for the City of Manchester.

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

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

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester.

17) Development shall not begin until a surface water drainage scheme 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.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy for the City of Manchester.

18) Before the occupation of the building, the car parking spaces and other hard surfaces relating to each plot shall be implemented in accordance with the details of drawing referenced: Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6. Upon occupation of the building, the car parking area shall be made available for use in accordance with the authorised use only and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

19) Before the occupation of the authorised development, full details and specifications of all off-site highways works, including footpath reinstatement to Chapel Street shall be submitted to and approved in writing by the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

20) Notwithstanding the detail of drawings Ref: Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6 and before the occupation of the development, details the design, appearance and specification of all boundary treatments. The approved details shall be implemented before the occupation of the development and maintained in situ at all times thereafter.

Reason - In the interest of residential amenity, site security and to reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

21) Notwithstanding the detail of document referenced: Proposed residential development at 7 Chapel Street, Levenshulme, Manchester M19 3QB Environmental Standards Statement dated June 2023 and prior to the commencement of above ground construction works, a scheme shall be submitted to and approved by the City Council as local planning authority detailing measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

22) Before the occupation of any part of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision and position of bat and bird boxes, which shall be undertaken in accordance with the approved details before the occupation of the development and maintained in situ thereafter.

Reason - In order to enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

1) Guidance for developers can be accessed via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The required sustainable drainage scheme should include the following details:

- i. Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- ii. Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- iii. Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- iv. Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority.
- v. For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- vi. Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- vii. Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- viii. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- ix. Hydraulic calculations to support the drainage proposal.
- x. Details of how the scheme shall be maintained and managed after completion.

3) Land contamination - The Martin Environmental Solutions Ltd Contaminated Land Phase One Desk Study & II Intrusive Investigation, Report No: 2492-1 dated May 2023 has been reviewed and the following comments and recommendations are made:

- i. The site should be cleared and hardstanding removed in order to allow a more comprehensive investigation and assessment of ground conditions than has been undertaken to date, and the outcome of the assessment should then inform the remediation strategy. It is accepted that this may require the amendment of the above standard condition to allow demolition and site clearance to take place and we would have no objection to this, although it should be noted that there appear to be asbestos risks (in buildings) that require addressing prior to any demolition works commencing, and which Building Control should be consulted on.

- ii. Phase 2 investigations are required to be carried out in line with current guidance, including but not limited to BS10175 and BS5930. As per BS10175, non-targeted sampling for a detailed investigation consists of 1 sample per 10-25m centres, with 10m centres or less where the averaging area is small. Targeted investigation is also required in areas of concern. Intrusive investigation reports should include the size of the site and the sampling density.
- iii. Vapour pathways from volatile contaminants identified on site by a comprehensive investigation should be assessed and it should be noted that, as per BS10175, trial pits have the disadvantage that "Media are exposed to air and there is a risk of changes to contaminants and loss of volatile components". Any risk assessments and remedial proposals based solely on trial pit data should therefore be precautionary.
- iv. Any remediation strategy should be in accordance with MCC's guidance and include proposals for any necessary disposal of contaminated arisings, sampling frequencies for imported or site-won fill materials, the water supplier's approval for potable water pipework materials, and proposals for site completion/verification reporting.

4) Council records highlights an underground culverted ordinary watercourse (Fallowfield Brook) is located within close proximity to the site (approximately 8m south of the site). It is requested that the developer informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

5) Highway agreements will be required for the alterations to the existing highways and the construction of the vehicular access and dropped kerbs to Chapel Street 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).

Appendix 1 – List of consultees & neighbours notified

24 Cromwell Grove, Manchester, M19 3GB
2 Cardus Street, Manchester, M19 3QG
46 Elbow Street, Manchester, M19 3PY
44 Elbow Street, Manchester, M19 3PY
16 Chapel Street, Levenshulme, Manchester, M19 3QA
20 Chapel Street, Levenshulme, Manchester, M19 3QA
18 Chapel Street, Levenshulme, Manchester, M19 3QA
Scrapyard Adjacent 1, Drury Street, Manchester, M19 3PQ
3 Mercer Street, Manchester, M19 3QP
14 Cromwell Grove, Manchester, M19 3GB
10 Cardus Street, Manchester, M19 3QG
8 Cardus Street, Manchester, M19 3QG
4 Cardus Street, Manchester, M19 3QG
36 Cromwell Grove, Manchester, M19 3GB
26 Cromwell Grove, Manchester, M19 3GB
20 Cromwell Grove, Manchester, M19 3GB
11 Mercer Street, Manchester, M19 3QP
9 Mercer Street, Manchester, M19 3QP
7 Mercer Street, Manchester, M19 3QP
5 Mercer Street, Manchester, M19 3QP
12 Cardus Street, Manchester, M19 3QG
6 Cardus Street, Manchester, M19 3QG
34 Cromwell Grove, Manchester, M19 3GB
32 Cromwell Grove, Manchester, M19 3GB

30 Cromwell Grove, Manchester, M19 3GB
22 Cromwell Grove, Manchester, M19 3GB
18 Cromwell Grove, Manchester, M19 3GB
16 Cromwell Grove, Manchester, M19 3GB
28 Cromwell Grove, Manchester, M19 3GB
1 Mercer Street, Manchester, M19 3QP

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA