MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139029/FO/2024
Date registered valid:	17 January 2024
Proposal:	Erection of a single storey rear extension to provide four additional bedrooms to existing Houses in Multiple Occupation.
Address:	74 And 76 Old Hall Lane, Manchester, M14 6HN
Ward(s):	Rusholme Ward
Applicant:	Mr Matt Austin, Auskop Ltd
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:	26 February 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 February 2024

Standard consultations:
Printed: 18 January 2024 Expired: 8 February 2024

Neighbour notifications
Printed: 25 January 2024 Expired: 15 February 2024

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is in a residential area situated adjacent to the on the north-west junction of Old Hall Lane and Birchfield Road. The adjacent junction is traffic light controlled. The application properties form a pair of semi-detached houses. The properties have front and rear gardens (the garden to No 74 is significantly large and demarcates the property from Birchfield Road. The surrounding area predominantly comprises two storey semi-detached houses (although Manchester Grammar School is located to the west of the site.

The application properties have two storeys composed in red brick with hipped pitched slate roofs. The principal elevations are partially recessed allowing the formation of centrally projecting element with a hipped pitched roof. The houses have a shared pedestrian access form Old Hall Lane. Separate vehicle access points and related dropped kerbs are located on Old Hall Lane. The properties are currently vacant but have a respective lawful use as Class C4 houses in multiple occupation.




Fig.1– Application property from Old Hall Lane and Fig. 2 – Relationship between Nos 76 and 78




Fig. 3 – Rear garden and relationship to 60 Birchfields Road




Fig.4- Rear elevations of Nos 74 and 76



Fig.5 – Side elevation of No 74

Description of development



Fig.6 - Existing and proposed site plan

The proposed development would involve:

i. The retention of the properties as separate Class C4 small scale HMOs.
ii. The erection of a rear extension with a lean to roof spanning the full width of both properties. The extension would respond to changes in ground levels to produce a maximum height of 4 metres and rearward projection of 4.5 metres.
iii. Bedroom windows would be positioned in the northern and eastern elevations. Kitchen windows would be located in the respective western and eastern elevations.
iv. Resurfacing of the front garden area is proposed to allow the retention of an in curtilage car parking space to each property accessed via Old Hall Lane. A detached garage to No 754 would be retained. The front and rear garden boundaries would be demarcated by new fencing. Bin storage has been identified to each property.

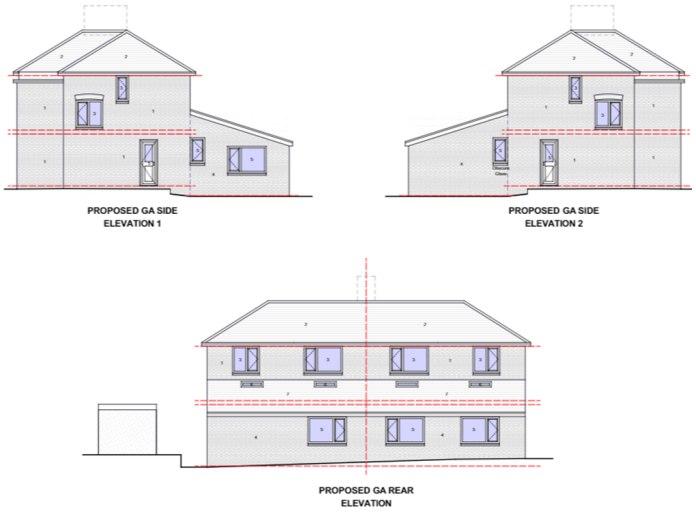


Fig. 7 – Proposed elevations

v. Internally, each house would comprise:
- Ground floor – Three bedrooms, kitchen living room, shower room and storage.
- First floor – Three bedrooms (two with en suite bathrooms) and separate WC.



Fig.8 – Proposed layout

Site history

i. 137534/LE/2023 - Approved - 12.10.2023 76 Old Hall Lane, M14 6HN.
Use of property as small House in Multiple Occupation (Class C4).

ii. 136647/LE/2023 - Approved - 21.06.2023 74 Old Hall Lane, M14 6HN.
Use of property as small House in Multiple Occupation (Class C4)

iii. 130760/FO/2021 - Refused - 17.01.2022 74-76 Old Hall Lane, M14 6HN.
Erection of 4 no. dwellinghouses following demolition of existing properties

iv. 100458/FO/2012/S1 - Approved - 19.03.2013 74 - 76 Old Hall Lane, M14 6HN.
Erection of 3no. dwelling-houses (Class C3, 1no. detached, 2no. semi-detached) with associated landscaping and boundary treatment

v. 097371/FO/2011/S1 - Withdrawn - 08.03.2012 74 - 76 Old Hall Lane, M14 6HN.
Erection of one 3 storey detached dwellinghouse and two 4 storey semi-detached dwellinghouses following demolition of existing dwellinghouses

vi. 049127/FH/CENTL2/96 - Approved - 01.02.1996 74, Old Hall Lane, M14 6HN
Two storey extension to side of dwellinghouse to form dining room and lounge with two bedrooms and WC over

Consultations & Notification Responses

Local residents – One email of objection has been received and is summarised below:

i. The development would generate excessive noise and disturbance during construction.
ii. There is also concern that disturbance during construction would increase the risk of rodent infestation.
iii. The development would increase the number of people living at the property thereby increasing noise and disturbance and resulting in a loss of privacy that would be harmful to residential amenity.

Environmental Health – The following comments have been received:

i. A condition is recommended to ensure the acoustic insulation of the development and any related associated internally mounted equipment.
ii. The development should be supported with electric vehicle charging points.
iii. A ‘watching brief’ condition is required to ensure that any encountered land contamination appropriately remediated.
iv. A condition is requested relating to the validation and approval of soils imported toe the site.

Highway Services - The following comments have been received:

i. The development would be contained within the curtilage of the application site and would not impact on the highway.
ii. Dropped kerbs provide access to the existing driveways of each property. The access to the driveway of No.74 Old Hall Lane is located in close proximity to the signalised pedestrian crossing at the Old Hall Lan e/ Birchfield Road Junction. Clarification is sought regarding the pedestrian visibility splay of the driveway for no.74 Old Hall Lane.
iii. There is concerned that the vehicles associated with the houses in multiple occupation may add to on-street parking along Old Hall Lane. Consideration should be given to an increase in the number of car parking spaces with the curtilages of each property.
iv. The provision of the waste and recycling storage for each property is noted. Any increase in the required number of bins in support development should be confirmed.

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 following aspects of the Framework are considered to be relevant.

i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. The development would be appropriately related to the site context and the arrangement windows would maintain the privacy of neighbouring properties. The development relates to an established HMO use and there would not be a significant departure from the existing circumstances. Section 8 would thereby be accorded with.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126). Paragraph 130 further states that planning decisions should ensure that developments:

a) Will function well and add to the overall quality of the area over the lifetime of the development;
b) Are visually attractive as a result of good architecture, layout and landscaping;
c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the proposed extensions has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would and thereby accord with section 12.

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

i. JP- S1- Sustainable development

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

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

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 aspects of the Core Strategy are considered to be relevant:

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

a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible;
c. Improves access to jobs, services, education and open space whilst reducing the need to travel and securing good access to sustainable transport provision.

It is considered that the development would relate appropriately to neighbouring housing with regard to its siting, design and composition. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. The development would be appropriately related to the appearance of the neighbouring property at 161 Slade Lane and policy EN1 would thereby be accorded with.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
ii. How the sustainable waste management needs of the end user will be met.

Bins are currently stored at the side of the respective properties. A condition has been included to ensure approval of bin enclosure details to ensure compliance with policy EN19.

Policy H11 Houses in Multiple Occupation – Relates to changes of use from Class C3 to Class C4 small scale HMOs and large scale HMOs (sui generis). It states that in areas of high

concentration, extensions to existing HMOs would not usually be permitted to where it could be responsibly expected that there would be an increase in occupation. In this case, a Class C4 HMO has been lawfully established and the levels of occupation would be consistent would be Class C4 use.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

i. The impact of the development on the character of the surrounding area;
ii. Effects on amenity, including privacy;
iii. Adequacy of internal accommodation and external amenity space;
iv. Refuse storage and collection;
v. Vehicular access and car parking.

On balance, it is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The development would also be appropriately related to in the character of the original house through its proportions and composition in matching materials. The development would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are considered to be relevant:

Policy DC1 - Residential Extensions

Policy DC1.1 - States that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of neighbouring occupiers;
c. The desirability of enabling people to adapt their houses to meet changing household needs;
d. The overall appearance of the proposal in the street-scene;
e. The effect of the loss of any on-site car parking.

Policy DC1.2 - States that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky;
b. They do not create an undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding streetscene by virtue of design, use of materials or constructional details;
d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

Policy DC1.3 - Sets out the circumstances whereby, notwithstanding the generality of the above policies, the Council will not normally approve planning permission for residential extensions. This includes rearward extensions greater than 3.65m (12 ft) in length.

The rearward extensions would exceed the above criteria. However, the resulting impact would be offset by the position of the rear elevation to houses at 78 and 80 Old Hall Lane, the configuration of windows in the northern elevations and retained space within the rear garden. The design has been satisfactorily related to the character of the existing house. On balance, it is considered that policy DC1 would 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 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. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. In this case, pre-application discussion was undertaken and the submitted details reflect the outcome of these discussions. During the consideration of the application further negotiations lead to the submission of drawings revising the position of windows in the northern elevation to improve the relationship of the development to neighbouring properties. The amended details facilitated the assessment without a requirement for further amendments or negotiations.

Principle of the development – The two properties (at 74 and 76 Old Hall Lane) can be lawfully used as Class C4 houses in multiple occupation. Each property could therefore be potentially occupied by six people, The development would introduce an additional bedroom. However, a condition has been included to ensure that the properties are retained in occupation as separate Class C4 dwellings, i.e., the maximum number of residents occupants would not exceed six people. This approach would aid the future management of the properties. It is considered that the extensions would be appropriately related to the character and appearance of the application property and surrounding houses. The principle of the development is therefore considered to be acceptable.

Height, scale and massing – The development would be limited to a single storey with the impact of the height reduced by changing ground levels within the rear garden. Brickwork would be suitably articulated by the arrangement of windows. On balance, it is considered that the proposal would lead to the proportionate enlargement of the properties.

Siting – The proposed extension would have a rearward projection of 4.5 metres. However, consideration has been given to what may be provided through a prior approval application for a larger household extension. Furthermore, the rear building line is set back from the rear building line of Nos 74 and 76 by 1.2 metres thereby reducing the impact of the development (on properties to the west of the site). A minimum distance of 6.1 metres would be maintained to the northern boundary with 60 Birchfields Road. However, the composition of the proposed elevation would direct proposed windows towards blank brickwork. A window has been repositioned from the northern elevation to improve the relationship of the extension to windows in the southern elevation to 60 Birchfields Road. A minimum distance of 5.4 metres would be maintained to the above boundary from the elevation of No 76 with windows directed towards the rear garden. The siting of the development would allow the retention of satisfactory garden areas.

Design – The design would have a simple architectural form but still appropriately related to the existing house and a condition has been included to ensure that use of matching materials.

Residential amenity – The development would lead to the maximum number of people that could be potentially occupy the property within the lawfully established Class C4 use. It is not considered that the inclusion of an additional bedroom and resulting level of occupation would lead to a departure from the existing circumstances. It is considered that the development would improve the quality of accommodation and be beneficial to residential amenity. Conditions relating to the future occupation of the properties as separate Class C4 dwellings would be beneficial to residential amenity.

Obscured glazing – A condition has been included requiring that the window in the western elevation relating to the ground floor kitchen (to No 76) is suitably obscure glazed upon occupation of the development.

Highways issues – Each property would provide an off street car parking space and No 74 would retain a garage thereby providing further car storage capacity. As the existing properties could be potentially occupied 6 people, a requirement to provide additional car parking would be unreasonable. The properties would continue to utilise existing dropped kerbs and vehicular access arrangements. These have been historically established and may continue to be used irrespective of the outcome of the current planning application. In these circumstances, it would be unreasonable to request further details or amendments to existing arrangements.

Electric vehicle charging points – As the existing car parking capacity would be maintained, it would be unreasonable to require the provision of EV charging points.

Noise attenuation – As the development would relate to existing houses it is considered that a requirement for acoustic attenuation would be an onerous requirement. As the attenuation measures could only be related to the proposed extensions the effectiveness of such insulation would be limited. The applicant has not identified any external plant and equipment that would require noise attenuation as part the development.

Land conditions – A watching brief condition to address encountered land contamination has been included. Given the scale of the development, a condition requiring the approved validation of any imported soil as part of the development would be an onerous requirement and has not been included.

Waste management strategy – The applicant has provided additional details that indicate appropriate waste and recycling bin provision. However, the proposed position of the bin store within the front would be unduly prominent and harmful to the visual amenities of the streetscene. As stated, a condition has been included requiring approval of the siting, specification and appearance of the proposed bin enclosures with appropriate bin capacities. Siting within rear gardens would reduce the visual impact of the bin stores and achieve the required bin transit distances. Appropriate waste and recycling management would thereby be delivered.

Boundary treatments –Similarly, a condition has been included requiring the implementation of fencing along the boundaries separating the front and rear gardens as specified on drawing referenced: (04)0001 Rev PL1.

Flood risk - The site is in Flood Zone 1 and the development would not present potential additional flooding or drainage risks. The applicant has indicated that new external surfacing will be permeable. A condition has been included requiring the submission, approval and implementation of external surfacing to an agreed permeable specification.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the existing housing in the surrounding context.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct

prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, pre-application discussion was undertaken and the submitted details reflect the outcome of these discussions. During the consideration of the application further negotiations lead to the submission of drawings revising the position of windows in the northern elevation to improve the relationship of the development to neighbouring properties. The amended details facilitated the assessment without a requirement for further amendments or negotiations.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority received on 17 January 2024 and 14 February 2024

Planning application forms
Existing & proposed GA floor plan Ref: 22-1156 (02) 001 Rev PL1
Proposed GA elevations Ref: 22-1156 (03) 001 Rev PL1
Existing & proposed GA site plans Ref: 22-1156 (04) 001 Rev PL1
Location plan Ref: 22-1156 (05) 001 Rev PL0

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

3) The materials to be used in the construction of the extensions hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The development hereby approved relates to the use of 74 and 76 Old Hall Lane as two separate houses in multiple occupation (Class C4) with a maximum of six resident occupants and for no other purpose.

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

5) Before the occupation of the authorised development, boundary fencing separating the front and rear gardens of 74 and 76 Old Hall Lane shall be implemented in accordance with the details specified on drawing referenced: Existing & proposed GA site plans Ref: 22-1156 (04) 001 Rev PL1. The implemented details shall be maintained in situ thereafter.

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

6) Notwithstanding the detail of document referenced Waste Management Strategy and waste management proforma dated 21 February 2024 and before the occupation of the authorised development, details of the siting, capacity, design and appearance of the bin stores as shown on drawing referenced: Existing & proposed GA site plans Ref: 22-1156 (04) 001 Rev PL1 shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be implemented prior to the occupation of the development and maintained in situ thereafter.

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

7) Before occupation of the authorised development, the window in the western elevation relating to the ground floor kitchen (to No 76) 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.

8) 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 extension hereby approved other than those shown on the approved drawings referenced: Existing & proposed GA floor plan Ref: 22-1156 (02) 001 Rev PL1 and Proposed GA elevations Ref: 22-1156 (03) 001 Rev PL1.

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

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

Reason - To ensure that, if the presence of or the potential for any contaminated land and/or groundwater is detected, appropriate remedial action is taken in the interests of public safety, pursuant to policies SP1, EN19 and DM1 of the Unitary Development Plan for the City of Manchester.

10) Before the occupation of the authorised development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the permeable specification of new external surfacing as shown on drawing referenced: Existing & proposed GA site plans Ref: 22-1156 (04) 001 Rev PL1. The approved scheme shall be fully implemented upon occupation of the development and maintained in situ thereafter.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

Informative

1) Information for Developers guidance documents can be downloaded using the following link:

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

74 Old Hall Lane, Rusholme, Manchester, M14 6HN
80 Old Hall Lane, Rusholme, Manchester, M14 6HN
72 Old Hall Lane, Rusholme, Manchester, M13 0UD
93 Old Hall Lane, Rusholme, Manchester, M14 6HL
139 Birchfields Road, Manchester, M14 6PJ
66 Birchfields Road, Manchester, M14 6PH
60 Birchfields Road, Manchester, M13 0UB
58 Birchfields Road, Manchester, M13 0UB
95 Old Hall Lane, Rusholme, Manchester, M14 6HL
78 Old Hall Lane, Rusholme, Manchester, M14 6HN
137 Birchfields Road, Manchester, M14 6PJ
64 Birchfields Road, Manchester, M14 6PH
62 Birchfields Road, Manchester, M14 6PH

15 Westray Road, Manchester, M13 0UF
135 Birchfields Road, Manchester, M13 0UE
133 Birchfields Road, Manchester, M13 0UE
76 Old Hall Lane, Rusholme, Manchester, M14 6HN

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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA