MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137863/FO/2023
Date registered valid:	3 October 2023
Proposal:	Change of use from public house to dwellinghouse (Class C3a) together with the installation of 2 no. front roof dormers associated external elevational and roof alterations, landscaping, and formation of car parking.
Address:	12 Manchester Road, Manchester, M21 9JG
Ward(s):	Chorlton Ward
Applicant:	Mr Jeff Pike
Agent (if any):	Mr Vinay Lad
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **29/01/2024**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 13/10/2023

Standard consultations:
Printed: 11 October 2023 Expired: 1 November 2023

Neighbour notifications
Printed: 11 October 2023 Expired: 1 November 2023

Site notice
Posted: 13 October 2023 Expired: 3 November 2023

Press advert
Published: 17 October 2023 Expired: 31 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a large detached former public house on Manchester Road. Lauriston House was built in 1885 as a dwellinghouse. It was converted into a Liberal Club in 1897. It suffered considerable fire damaged and was restored in the 1980s. It remained in use as the Lauriston Club until 2020. The building is located within the Chorlton Conservation Area. It is an important and prominent addition to the local street scene and the area's special interest. It is a superb example of a detached neo-classical villa with restrained architectural detailing, in appearance and form unique in the area. On account of its architectural and historic interest, and social significance, the building is considered a non-designated heritage asset.

Listed building: Not applicable, however the building is considered a non-designated heritage asset.

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable



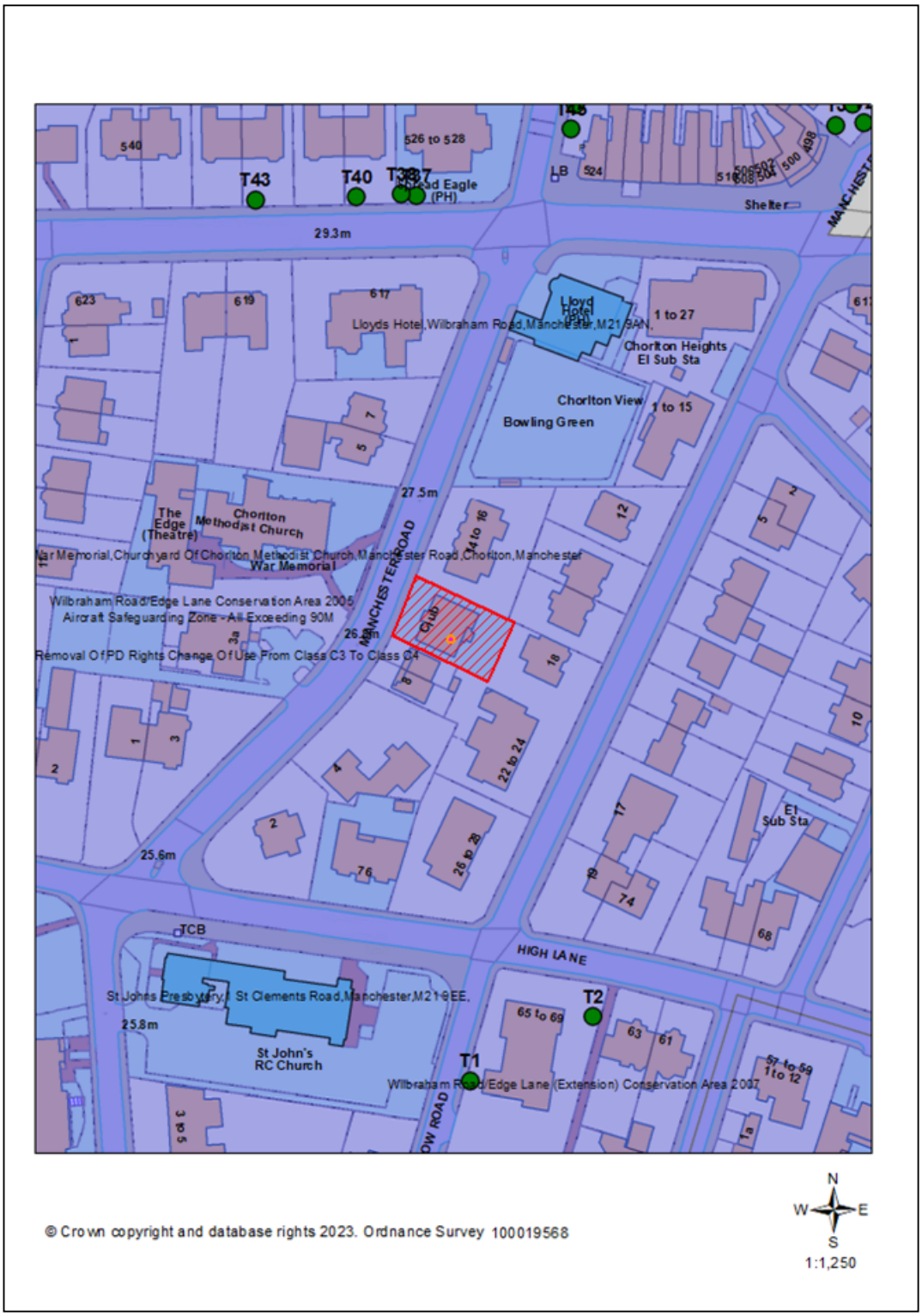
Figure 1. Street scene



Figure 2. Rear elevation

Description of area

The property is located in a predominantly residential part of the Chorlton Ward of Manchester. The property sits within the Wilbraham Road/Edge Lane Conservation Area. The property sits opposite the Chorlton Methodist Church and Grade II listed Chorlton War Memorial.



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Description of development

Change of use from public house to dwellinghouse (Class C3a)) together with the installation of 2 no. front roof dormers associated external elevational and roof alterations, landscaping, and formation of car parking.

Change of use from public house to dwellinghouse (Class C3(a))

The proposal converts an unused public house into a 4 floor dwellinghouse.

The proposed dwellinghouse would accommodate four floors:

- Lower Ground Floor / Basement: Gym /Living, Bedroom 6, Bedroom 7, Bathroom, Utility / Mud Room, Cellar, Piano / Games / Entertainment, Externa Sunken Terrace.
- Ground Floor: Vestibule, Family Room, Study / Library, Kitchen / Dining, Hall, Utility And Cloak Room.
- First Floor: Drawing Room, Bedroom 1, Ensuite, Bedroom 2, Ensuite, Laundry Room and Dressers.
- Second Floor: Bedroom 4, Ensuite, Bedroom 5 and Ensuite.

The installation of 2 no. front roof dormers and associated roof alterations.

The existing main roof to the property is to be removed along with timber trusses. New roof structure to be designed and erected to match the existing in profile, height, and materials. Proposed ridge to be completed with new clay two holes crested roof ridge tiles.

Proposed new roof to have 2No. new front elevation / West Elevation pitched roof lead dormers to new second floor bedrooms with slate hangings on the cheeks of the dormer.

Proposed new roof over rear extension to be constructed with a timber hip construction with roof slates to match the new main roof. Proposed ridge to be completed with new clay two holes crested roof ridge tiles. Colour to be agreed.

Associated external elevational alterations.

- External Doors:
    - Main Front External Doors / West Elevation: Proposed new timber external quality double doors with glazing. Colour to be agreed.
    - Side Elevation External Doors / South Elevation: Proposed new composite external quality single door and frame with glazing. Colour to be agreed.
    - Main Rear External Doors / East Elevation: Proposed new timber framed French external doors to basement level with glazing out onto sunken terrace area. Colour to be agreed.
    - Main Rear External Doors / East Elevation: Proposed new timber framed French external doors / Juliet balconies to ground floor level with glazing looking out onto sunken terrace area. Colour to be agreed.
- External Windows:
    - Main Front External Windows / West Elevation: Proposed new timber sash windows with transoms and mullions with sash profiles to match the existing. Refer to elevations for details. Colour to be agreed.
    - Main Rear External Windows / East Elevation: Proposed new timber sash windows with transoms and mullions with sash profiles to match the existing. Refer to elevations for details. Colour to be agreed.

Landscaping, and formation of car parking.

Proposed porous front and side driveways to be introduced to the front and side of the property for car parking as shown with stone retaining walls to exposed basement opening with new windows for natural light into basement space. Proposed new porous side walkways with steps down to basement living area. At the rear of the property a sunken terrace is to be introduced to access the basement level through patio doors with steps down from the external ground level at the rear of the property.

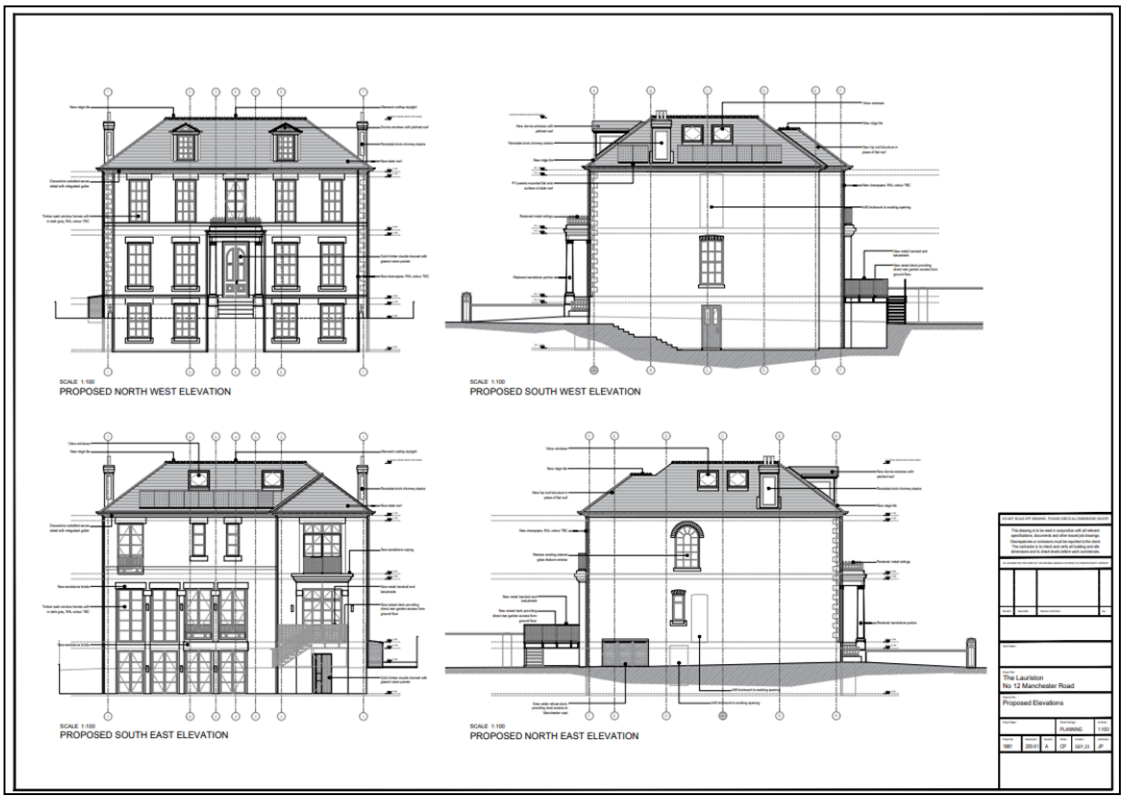


Figure 3. Proposed elevations



Figure 4. Proposed north west elevation

Planning History

137716/TCA/2023

Description: Works to trees - T5 Cherry - fell to ground (tree is 50% dead and in decline);T8 Birch - reduce from streetlight

Decision: No objection 04.10.2023

121441/FO/2018

Description: Installation of a new access ramp

Decision: Approved 14/01/2019

090715/TCA/2009/S1

Description: Fell 1 holly tree to front and fell 1 conifer to rear

Decision: Approved 06/08/2009

Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

They had no objection to the proposal pending the attachment of conditions.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

They had no objection to the proposal pending the attachment of conditions.

Manchester City Council Neighbourhood Team (Arboriculture)

Manchester City Council Environmental Health were consulted on this application.

The Arboriculture team has read and reviewed the submitted Tree Survey & Arboriculture Method Statement.

They have no objection subject to the Method Statement being strictly adhered to and all works adhering to BS:5837

Manchester City Council Heritage and Urban Design

Manchester City Council Heritage and Urban Design were consulted on this application as the application is within a conservation area and is considered a non-designated heritage asset.

They had issues with the scheme including on the external alterations, solar panels and works to the boundary treatment of the site.

"Whilst aspects of the development are supported, taken together the proposed scheme is excessive and fails to preserve or enhance the character and appearance of the conservation area as derived from the non-designated asset's contribution".

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

1no comments neither objecting to or supporting the proposal was received.

The comment was generally supportive of the restoration of the building and offered some comments around particular heritage considerations.

Residents Associations and Groups

As per Appendix 1, Chorlton Voice were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

No comments, objections, or representations in respect of this application was received.

Negotiations

Issues have arisen in the consultation phase.

After consultation a number of changes have been made to the scheme.

Updated proposed development.

- Changes to boundary treatment for car parking
- Changes to PV array location
- Removal of front dormers
- Elevational changes for heritage and design

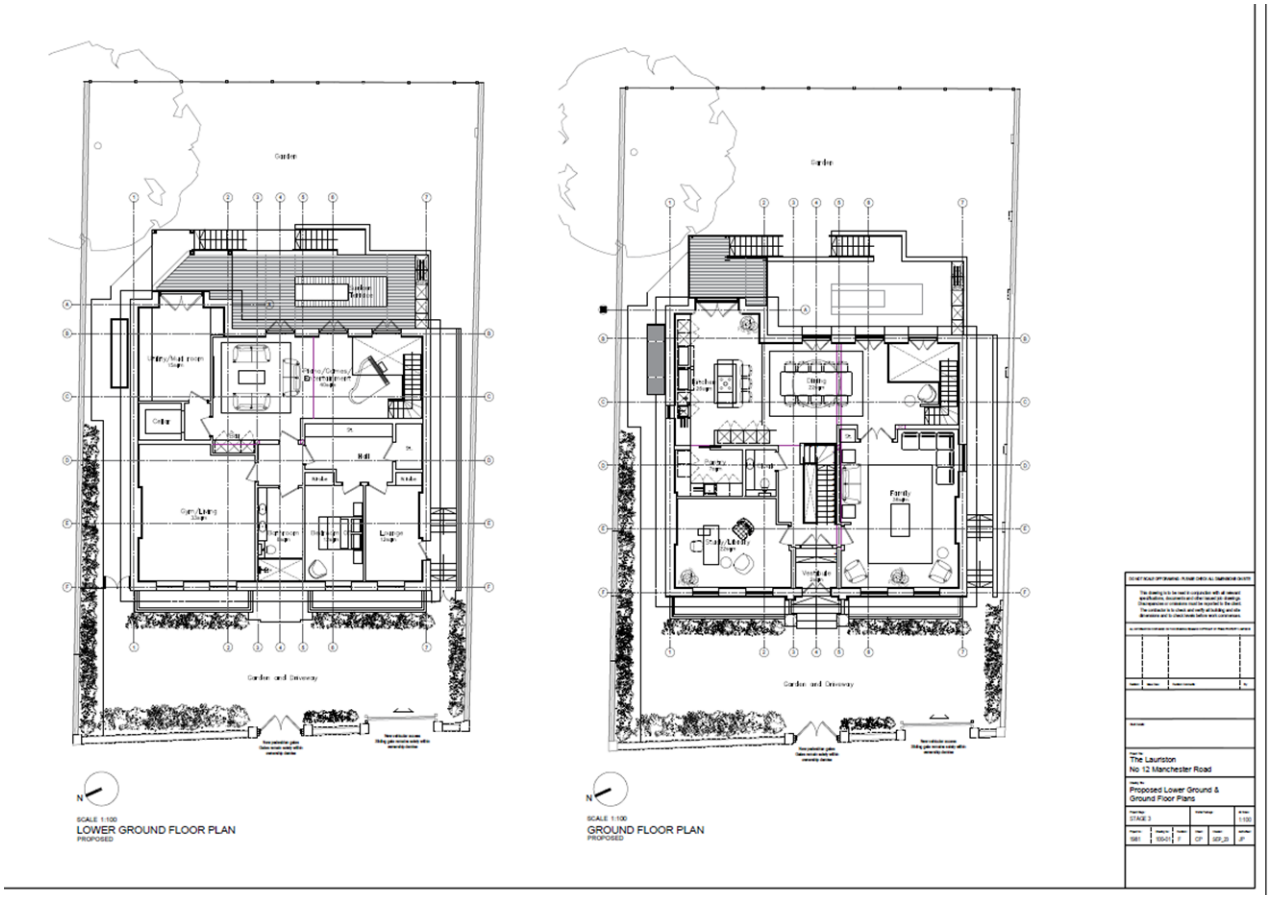


Figure 5. Updated layout plan and boundary treatment

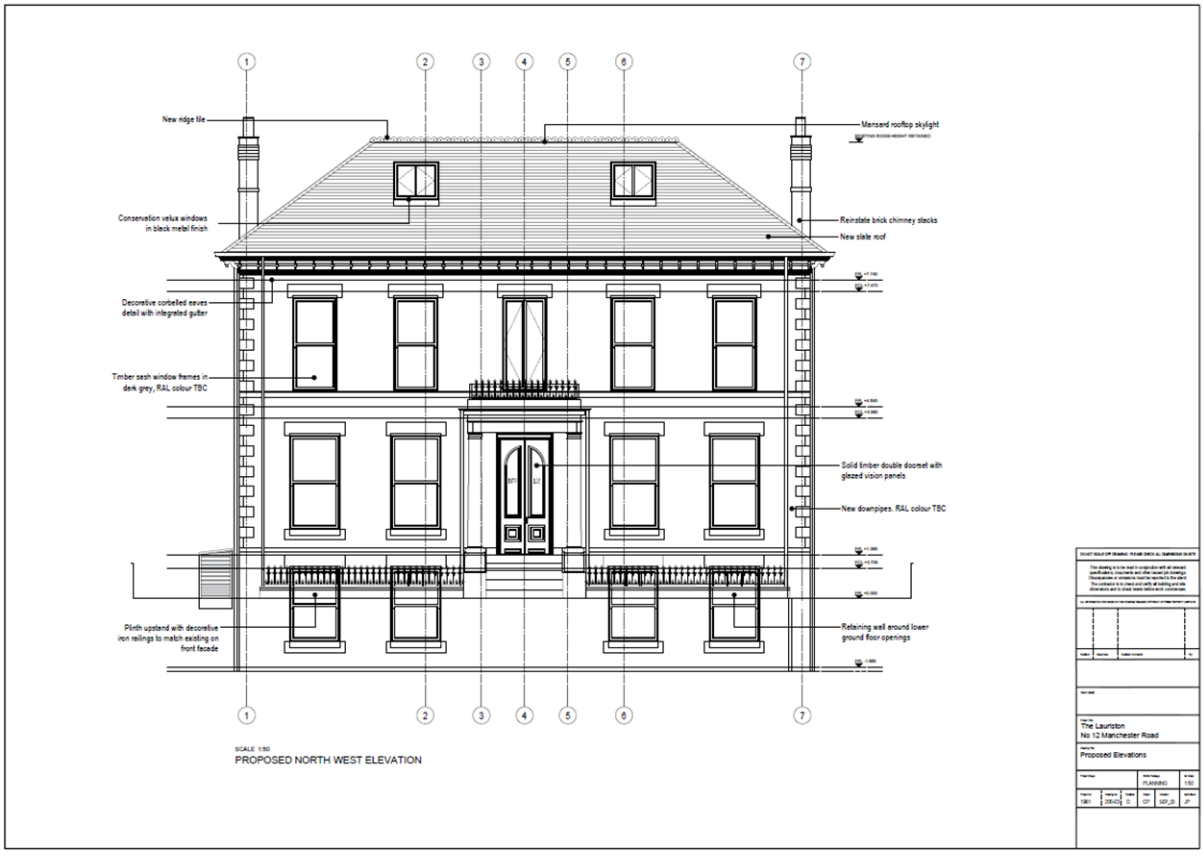


Figure 6. Updated front elevation

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
    - DM 1 - Development Management
    - SP 1 - Spatial Principles
    - H 1 – Overall Housing Provision
    - H 6 – South Manchester
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage
    - EN 8 – Adaptation to Climate Change
    - EN 16 - Air Quality
    - EN 18 - Contaminated Land and Ground Stability
    - EN 19 - Waste
- Places for Everyone Plan
    - The Places for Everyone Plan is a Joint Development Plan Document, providing 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.
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
    - DC7 - New Housing Development

  - DC18 - Conservation Areas
  - DC26 - Development and Noise
- The National Planning Policy Framework (The NPPF) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 05 September 2023. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
  - Section 4 – Decision-making
  - Section 5 – Delivering a sufficient supply of homes
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment

Principle of development

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the change of use from public house to dwellinghouse (Class C3a)) together with the ~~installation of 2 no. front roof dormers~~ associated external elevational and roof alterations, landscaping, and formation of car parking.

The proposal uses brick tile, timber, and composite to match the materials of the existing property (as stated in the application form). At the request of the Urban design and heritage team a condition has been added for the approval of finishes and materials (Condition 3)

It is note that the proposal converts the existing building with some elevational changes but maintaining a similar massing.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

It is of note that the proposal renovates an unused building for use as a family dwelling to the overall betterment of the area and enhancing the character of the street scene.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds replaces glazing on al the elevations however, given the existing boundary treatment together with the gap to the shared boundary, the effect on privacy is minimal.

The proposal is expected to have a minimal effect on Air Quality. A condition has been added by the Environmental Health Team to provide details of a scheme for electric vehicle charging and any other considerations, for example boiler emissions, to air quality (Condition 10)

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions. A condition has been added for a construction management plan and construction hours to minimise disruption to local residents. (Condition 6 & 7)

The proposal has minimal effect on road safety and traffic generation.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does alter the existing access to the premises but does not create an unnecessary barrier to access and egress.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space and is therefore in accordance with this development management principle.

Refuse storage and collection.

A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. Waste will be collected from Manchester Road as per the arrangements at the existing properties.

It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management. This should be noted in the construction management plan (Condition 7)

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal adds a new vehicle access to the site from Manchester Road. 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.

The applicant will be required to enter into a Section 184 agreement for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Manchester Road and will require a crossing licence/agreement (Condition 13 & 14)

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified. A condition has been added for a watching brief to

identify any issues during construction (Condition 11). A condition has also been added to very any imported soils (Condition 12)

The proposal is within the Wilbraham Road/Edge Lane Conservation Area.

Whalley Range conservation area is situated approximately two miles south of Manchester city centre.

The junction of Wilbraham Road, a major arterial route within the City of Manchester, and Edge Lane in Chorlton has long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by a substantial and mature tree coverage.

The area is located approximately 3 miles southeast of the City Centre and is immediately north of the previously designated conservation area of Chorlton Green. They share a common boundary.

Opposite the site, in the grounds of Chorlton Methodist Church, is the Grade II listed Chorlton War Memorial.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene.

The redevelopment of this unused building will have a net benefit to the conservation area.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development. As such proposal would have a negligible impact on green infrastructure, with an acceptable balance between the proposed development and retention of the existing green space achieved.

Manchester Arboriculture team has assessed the proposal and can accept the scheme subject to a condition being added (Condition 8)

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

This proposal is considered to accord with the principles of this policy.

H 1 – Overall Housing Provision

This policy outlines the overall strategy for housing provision in Manchester and development targets to achieve the strategic objective to provide for a significant increase in high quality

housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

This proposal is considered to accord with the principles of this policy.

H 6 – South Manchester

This policy outlines the strategy for housing provision in South Manchester in particular.

The proposal renovates an unused public house into high quality family housing.

This proposal is considered to accord with the principles of this policy.

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EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

This proposal is considered to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city’s districts and neighbourhoods.

The development is considered to accord with the aspirations of this policy.

EN 9 – Green Infrastructure

This policy outlines the key principles concerning Green Infrastructure. In particular how new development will be expected to maintain existing green infrastructure in terms of its quantity, quality, and multiple function.

The development is considered to accord with the aspirations of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

This proposal is considered to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability

This policy sets out the principle of development on contaminated land or unstable land.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

This proposal is considered to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

The proposal is considered to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC7 - New Housing Development

This policy seeks to ensure that that disabled people have access to new developments, so that they are not disadvantaged, and developments containing family homes are expected to be designed to be safe areas within which children can play.

This proposal is considered to accord with the principles of this policy.

DC18 - Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

This proposal is considered to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

This proposal is considered to accord with the principles of this policy.

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 5 - Delivering a sufficient supply of homes

Section 5 of the NPPF outlines the need to deliver a sufficient supply of homes.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outlines when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

This proposal is considered to accord with the principles of these policies.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)

- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. Minor problems have arisen but have been successfully overcome.

Condition(s) to be attached to decision for approval

1. **3-year time limit**

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Site Plan 03 Oct 2023 A_001_BP EXISTING
b. Drawing - Existing 03 Oct 2023 LOCATION PLAN
c. Drawing - Existing 03 Oct 2023 EXISTING SITE & LOCATION PLAN
d. Drawing - Existing 03 Oct 2023 A_002 BASEMENT, GF AND 1F PLANS
e. Drawing - Existing 03 Oct 2023 A_003 CEILING ROOF MEMBER AND ROOF PLANS
f. Drawing - Existing 03 Oct 2023 A_004 ELEVATIONS
g. Drawing - Existing 03 Oct 2023 A_005 SECTIONS
h. Drawing - Proposed 29 Jan 2024 1981-100-00 Rev D Site Plan
i. Drawing - Proposed 29 Jan 2024 1981-100-01 Rev F BASEMENT AND GF PLAN
j. Drawing - Proposed 29 Jan 2024 1981-100-02 Rev E 1F AND 2F PLANS
k. Drawing - Proposed 29 Jan 2024 1981-100-03 Rev E ROOF PLAN
l. Drawing - Proposed 29 Jan 2024 1981-200-01 Rev E ELEVATIONS
m. Drawing - Proposed 29 Jan 2024 1981-200-02 Rev D ELEVATIONS (NORTH WEST)
n. Drawing - Proposed 29 Jan 2024 1981-200-03 REV D ELEVATIONS (NORTH WEST) RENDERED
o. Design & Access Statement 03 Oct 2023 DESIGN AND ACCESS STATEMENT
p. Tree survey or information 03 Oct 2023 TREE SURVEY AND ARBORICULTURAL METHOD STATEMENT
q. Tree survey or information 29 Jan 2024 1981-800-00 Rev D TREE IMPACT PROTECTION PLAN
r. Heritage Statement 03 Oct 2023 HERITAGE STATEMENT
s. Waste Management 03 Oct 2023 WASTE PROFORMA

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3. Full Material approval

Before first occupation, the specifications, and samples (where relevant) of the full and final proposed external materials and finishes are to be submitted in writing and approved by the Council as LPA. This is to include but not limited to:

a. the proposed front door
b. the proposed glazing and framing
c. the proposed natural slate
d. the proposed brickwork
e. the proposed stonework
f. the proposed rainwater goods
g. the proposed railings

Reason - To ensure the appearance of the building and character of the conservation area is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1, EN 1, and EN 3 of the Core Strategy.

4. Class C3(a) restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets 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.

5. Additional glazing restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

6. Demolition and construction hours

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

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

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

7. Construction Management Plan

A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular

demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.

Reason: To minimise disruption to the local area, pursuant to policies DM 1, SP 1, EN 1 of the Core Strategy.

8. **Arboriculture works.**

The Tree Survey and Arboriculture Method statement as submitted to the LPA on 03/10/2023, should be strictly followed and all works should adhere to BS:5837.

Reason: To ensure the safeguarding of Arboriculture on the site pursuant to Manchester Core Strategy Policy DM 1 and EN 9.

9. **Refuse and Waste**

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health. Pursuant to policies DM 1, SP 1, EN 1, and EN 19 of the Core Strategy.

10. **Air Quality**

a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

11. Contaminated Land (Watching brief)

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

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 DM 1, SP 1, EN 1, and EN 18 of the Core Strategy.

12. Imported Soils

Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 600mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted in writing and approved by the Council as LPA to evidence this.

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 DM 1, SP 1, EN 1, and EN 18 of the Core Strategy.

13. Highways Licences

The applicant should be advised that any requirements for licensing, hoarding/ scaffolding, skips and any associated temporary traffic management arrangements will need

discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

14. Dropped Kerbs

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 Manchester 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Chorlton Voice

Chorlton Methodist Church, Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 16, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 15, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 8, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 7, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 18, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 14, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 17, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 12, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 11, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 9, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 10, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 4, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 3, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS

Flat 1, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 20, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 2, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 5, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
Flat 19, Lyndhurst Court, 22 - 24 Whitelow Road, Manchester, M21 9RS
3 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
12 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
10 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
Flat 8, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 5, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 2, 14 Manchester Road, Chorlton, Manchester, M21 9JG
16 Manchester Road, Chorlton, Manchester, M21 1JG
14 Manchester Road, Chorlton, Manchester, M21 1JG
9 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
8 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
7 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
6 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
5 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
4 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
2 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
11 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
1 Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
Flat 9, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 7, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 10, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 4, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 3, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 1, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Cooper Court, 3A Manchester Road, Chorlton, Manchester, M21 9JG
8 Manchester Road, Chorlton, Manchester, M21 9JG
10 Manchester Road, Chorlton, Manchester, M21 9JG
5 Manchester Road, Chorlton, Manchester, M21 9JG
4 Manchester Road, Chorlton, Manchester, M21 9JG

16 Whitelow Road, Manchester, M21 9HQ

Flat 12, 16 Manchester Road, Chorlton, Manchester, M21 9JG

Flat 11, 16 Manchester Road, Chorlton, Manchester, M21 9JG

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

Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005

Area Team Boundary - Name: SOUTH AREA