

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137813/FO/2023

Date registered valid: 25 August 2023

Proposal: Erection of two storey dwellinghouse (Class C3) to side garden with new vehicular access from Slade Lane, boundary treatments, landscaping and car parking.

Address: 161 Slade Lane, Manchester, M19 2AF

Ward(s): Levenshulme Ward

Applicant: Mr Akmal Hossain Westpoint Healthcare Ltd

Agent (if any): Mr Barry Cullen

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 December 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 14 September 2023

Standard consultations:

Printed: 31 August 2023 Expired: 21 September 2023

Neighbour notifications

Printed: 31 August 2023 Expired: 21 September 2023

Site notice

Posted: 14 September 2023 Expired: 5 October 2023



Fig. 1 – Displayed site notices

Press advert

Published: 5 September 2023 Expired: 19 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order: No

Description of area

This application relates to a vacant site that appears to have formed part of the garden area of 161 Slade Lane and is located within the Rushford Park Conservation Area. It is located in close proximity to the intersection of Slade Lane and Kingsway (and the Slade Lane junction with Slade Lane). The site is enclosed by fencing and intensive tree cover to the perimeter of the

site, mostly notable an established hedge of leylandii trees to the Slade Lane boundary. The enclosed site is not accessible due to the extent of unmanaged planting and vegetation. The alleyway the rear of the site is gated.

The property at 161 Slade Lane is a two storey detached villa with a single flat roof bay at ground and first floor. The building comprises brickwork with a white painted frontage and a pitched slate roof. The building appears to be in residential use. The surrounding area is predominantly residential with a mix of two and three storey houses and apartments located to the north and east of the application site. To the south is a distinctive three storey red brick Victorian villa that is used as a medical centre. The adjacent section of highway is partially managed by double yellow lines.



Fig.2 – 161 Slade Lane and the application site

Description of development

The design of the development has been informed by the design of the existing house at 161 Slade Lane. It would incorporate two storeys with a pitched roof with a ridge line moving from north to south and set between gable elevations with vertical dentil brickwork to the corners and chimney stack rising at the terminus of the ridge line. A semi-hexagonal, flat roof bay would be formed within the principal elevation. The ridge line would have a height of 9.4 metres above ground level and 6 metres at the eaves. The development would have a width of 9.1 metres and depth of 9 metres. Elevations would be punctuated by rectangular sash windows set within stone cills and lintels. Internally, the ground floor would comprise a lounge, kitchen, dining room, utility and shower room. Level threshold would be achieved the main entrance and rear patio doors.



Fig.3 – Proposed layout and external elevations

The external layout would incorporate vehicular access via a recessed driveway. The front garden would incorporate hard surfacing and single car parking area punctuated with lawn areas. The principal boundary would be defined by low walls and railings. Access to the rear garden at the side of the house would be managed by gates. The rear garden would incorporate patio and lawned areas, cycle and bin stores and replacement tree planting.



Fig.4 – Site layout

Site History

- i. 133927/TCA/2022 - 161 Slade Lane Manchester M19 2AF
Works to trees - T11 Ash Fell – No objection 5 July 2022

- ii. 107864/FO/2015/N2 - 161 Slade Lane Manchester M19 2AF
Change of use of offices to form 2 apartments and erection of attached two storey building to form pharmacy on ground floor with two apartments above and associated car parking and landscaping and creation of new vehicular access from Slade Lane
Withdrawn 9 March 2015
- iii. 093764/TCA/2010/N2 - 161 Slade Lane Manchester M19 2AF
Removal of 2 Poplar trees, 1 Pear tree, 6 Sycamore trees and 2 Holly bushes
Approved 22 July 2010
- iv. 083357/TCA/2007/N2 - 161 Slade Lane Manchester M19 2AF
NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN RUSHFORD PARK CONSERVATION AREA Application to remove 6 Sycamore, 2 Poplar and 1 Pear tree within a conservation area
Approved 16 July 2017
- v. 083357/TCA/2007/N2 - 161 Slade Lane Manchester M19 2AF
NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN RUSHFORD PARK CONSERVATION AREA Application to remove 6 Sycamore, 2 Poplar and 1 Pear tree within a conservation area
Approved 16 July 2007
- vi. 076077/TCA/2005/N2 - 161 Slade Lane Manchester M19 2AF
NOTICE OF INTENT TO CARRY OUT WORK TO TREES WITHIN RUSHFORD PARK CONSERVATION AREA. Felling of six Sycamore trees and felling of two Poplar trees and one Pear tree
Approved 27 July 2005

Consultations & Notification Responses

Local residents – One email has been received and the following comments received:

- i. Given the condition of the application site and the neighbouring 161 Slade Lane, there is concern regarding the future management and maintenance of the proposed houses and the safeguarding the heritage and amenity of existing houses on Slade Lane.
- ii. There is concern that the development may result in overlooking of neighbouring houses and the amenity and privacy of existing residents.

Highway Services – The following comments have been received:

- i. A car parking layout has been provided that shows that the access gates will be set back from the access to enable a car to wait whilst the gate opens. This would be acceptable.
- ii. It indicates that one parking spaces would be provided that minimum standard of 3 metres 6 metres .0m. This would be acceptable.
- iii. The provision of an electrical vehicle charging point with a minimum 7kW) is made available. The plan shows that a EVC will be provided. This would be acceptable.
- iv. A secured cycle store will be located in the rear garden and is considered to be acceptable.
- v. A bin store would be provided in the rear garden with collection via Slade lane, which would be acceptable.
- vi. Should planning permission be granted, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways. These works should be agreed with the Council as local planning authority.

Environmental Health – No objection but conditions have been requested relating to:

- i. Construction management plan
- ii. Noise attenuation
- iii. Waste management plan
- iv. EV charging point
- v. Contaminated land

Neighbourhood Team Leader (Arboriculture) – Have recommended consideration of the repositioning of the development beyond the root systems to tree identified for removal. If this is not possible, there would be no objection to the removal of trees, which not considered to be suitable for protection through a TPO due to their limited value to visual amenity. The removal of the leylandii hedge is not objected to subject to replacement planting. The introduction of three field maple trees would be an appropriate species selection.

Flood Risk Management Team – A condition has been requested to ensure the delivery of a sustainable drainage scheme.

Greater Manchester Police Design for Security – No comments received.

United Utilities Water PLC - A response has been received that does not recommended specific conditions to provide new drainage and measures to manage flood risk. However, the response recommends the provision of sustainable drainage system as part of the development and advises regarding developer responsibilities relating to infrastructure connections.

Greater Manchester Ecology Unit – No objection but the following comments are made:

- i. Tree works should not be undertaken outside the main bird breeding season (March-August inclusive), unless a suitably qualified specialist has demonstrated that nesting birds not present. The above requirement has been conditioned.
- ii. The development should be conditioned to secure biodiversity enhancement through the provision of:
 - a. Bat bricks and/or tubes/or slates within the new development
 - b. Bird boxes
 - c. Native tree and shrub planting.

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 have been considered in relation to the current application. 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. It is considered that the development would respond positively to the above objective and the following aspects of the Framework.

- i. Section 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes to meet a diversity of needs. In this case, it is considered that the proposed development would positively contribute to the quality, diversity and supply of housing in the local area and secure a new and sustainable use for and unused building. The development would thereby accord with section 5.
- ii. 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. It is considered that the development would achieve satisfactory natural surveillance. The development is capable of incorporating measures that would deliver appropriate security and reductions to the risk of crime. On this basis it is considered that development would be satisfactorily related to section 8.
- iii. Section 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:
 - a) Appropriate opportunities to promote sustainable transport modes;
 - b) Safe and suitable access to the site can be achieved for all users; and
 - c) Any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.

The application site is located in a sustainable location in terms of the proximity of local services and public transport. Proportionate car parking would be provided with satisfactory arrangement for cycle storage. On balance it is considered that section 9 would be positively accorded with.

- iv. Section 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites. It is considered that section 11 would be positively responded to by securing the re-use of land that currently contributed positively to the amenities of the locality, including the Rushford Park conservation area.

- v. 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. It is considered that the development has been informed by the design and composition of the neighbouring 161 Slade Lane. The development would be proportionate and appropriately related to a landscaped setting. Section 12 would thereby be accorded with.

- vi. Section 14: Meeting the challenge of climate change, flooding and coastal change - It is considered that the site responds positively to chapter 14, through the incorporation of design

techniques that reduce the potential for carbon emissions and the benefits of a location that is not vulnerable to flood risk. Section 14 would thereby be accorded with.

v. Section 16: Conserving and enhancing the historic environment - States that heritage assets include sites and buildings of local historic value to those of the highest significance, which should be conserved in a manner appropriate to their significance. It states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It also states that, in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation to benefit the formation of sustainable communities. Also, consideration should be given to the contribution of new development to local character and distinctiveness. Any harm to, or loss of, the significance of a designated heritage asset or its setting requires clear and convincing justification.

In this case the development relates to a heavily vegetated site with tree cover to the principal boundary, which does not positively contribute to the streetscene. The proposed design seeks to replicate the design of the existing house at 161 Slade Lane thereby maintaining the character of built form in the surrounding part of Rushford Conservation Area.

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 is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood
- iv. Health and well-being
- v. Noise
- vi. Historic environments
- vii. Housing supply and delivery

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has been given to the benefits of delivering a sustainable housing development and measures to secure appropriate noise attenuation and waste management. The proposed design would be appropriately related to the character of Rushford Park conservation area. The above principles have been appropriately accorded with for the reasons set out below.

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
- ii. JP- S2 – Carbon and energy
- iii. JP- S5 – Flood risk and the water environment
- iv. JP- H1 – Scale, distribution and phasing of new housing
- v. JP-P2 - Heritage

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 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 proposed development would contribute positively to the above objectives and make a positive contribution to the formation of a sustainable community. It would be beneficial to the diversity of local housing supply and secure the occupation of an unused site with limited amenity value. The development would thereby be positively related to policy SP1.

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 has been appropriately related to the scale, proportions and appearance of the neighbouring property at 161 Slade Lane. The development is thereby suitably reflected to the character of existing built form. A condition has been included to ensure the approval of materials. Policy EN1 would thereby be accorded with.

Policy EN 3 (Heritage) – States that development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, will be encouraged. New developments should enhance the character and setting of the historic environment. It is considered that the development would be appropriately related to the characteristics of development in the surrounding part of the Rushford Park Conservation Area.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) – The development would be constructed to contemporary buildings standards to achieve and reduction in carbon emissions. The development would be supported with cycle storage and EV charging points that would help to further reduce carbon emissions. The development would thereby be appropriately related to policy EN4.

Policy EN 9 (Green Infrastructure) - States that new development will usually be expected to maintain existing green infrastructure. In this case the site has substantial tree cover, which would need to be reduced to facilitate the siting of the development and the proposed vehicles access. Given the positive benefits of the development and the provision of replacement planting. The loss of the trees is considered to be appropriate in this case.

Policy EN 14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. The application sites located in Flood Zone 1. However, the introduction of a new house will have some impact on existing drainage infrastructure. A drainage condition has been included to secure compliance with policy EN14.

Policy EN15 (Biodiversity and Geological Conservation) - States, amongst other things, that the developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site. Policy EN15 has been positively responded to through a condition to secure the provision of bat and bird boxes to enhance local biodiversity. Tree removal will be managed to safeguard habitats and replacement planting will be delivered in response the requirements of policy EN15.

Policy EN19 (Waste) – It is considered that satisfactory waste management and recycling arrangements can be put in place during the construction and operation phases of the development to secure compliance with policy EN19.

Policy H1 (Overall Housing Provision) - Sets the objectives for the delivery of new housing in Manchester. It encourages the re-use of a vacant site, secures a high quality urban design and contributes to housing supply. It is considered that the development has been satisfactorily related to the objectives of policy H1.

Policy H 6 (South Manchester) – States that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. It states that outside district centres priority will be given to identified housing shortfalls, including family housing. The development would positively respond to these objectives.

Policy T1 (Sustainable transport) – Relates to the delivery of sustainable, high quality, integrated transport system and a modal shift away from car travel to public transport, cycling and walking and preparation for carbon free modes of transport. In this case, the development would be supported with satisfactory car parking provision and arrangements for cycle storage. The site is in a sustainable location with access to local bus routes. The development thereby responds positively to policy T1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- 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;
- c. Effects on amenity, road safety and traffic generation;

- d. Accessibility in relation to inclusive access for people with disabilities and access via 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.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals regarding its potential impact on residential amenity and the contextual relationship of the development to the surrounding built environment. The development would be supported with private amenity space and suitable waste management arrangements. Traffic generation would be predictable and offset by on site car parking, cycle storage and proximity to bus routes. Satisfactory internal space would be achieved. Policy DM1 would thereby be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. In this case, the development would incorporate inclusive access and satisfactory ground floor circulation space.

Policy DC26 (Development and noise) - Has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

It is considered that the design is capable of accommodating satisfactory noise insulation and an appropriate condition has been included to secure compliance with policy DC26.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The guidance states that the delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. The development would exceed the space required for the related housing types. It is also considered that the quality of the urban design would respond positively to the guidance.

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 and the applicants (through their appointed representatives) engaged in pre-application discussions regarding the parameters and magnitude of the development. Discussions were undertaken during the consideration of the planning application regarding the internal and external layout the development and to ensure that issues of security and crime

reduction and car parking were appropriately responded to. A satisfactory assessment of the development has been undertaken based on the submitted and supplementary details.

Principle of the development – The development would be satisfactory to the surrounding context, in terms of the use, its scale, proportions and relationship to the character of the area. The development would make a positive contribution to local housing supply. The principle of the development would be acceptable.

Future use of the apartments - A condition has been included to facilitate the appropriate future use and management of the authorised apartments limiting their future occupation to Class C3 (a) not precluding occupation by two unrelated people sharing a property. This condition is considered necessary to secure the appropriate management of the development and maintain family housing provision.

Residential space standards – The development would exceed the MRQG criteria for 4 bedroom, 7 person occupation. The development would improve the appearance of the street scene and contribute to the quality of local housing. It would also represent a sustainable development, in terms of re-use of existing space and its location and relationship to public transportation links. The proposed development would thereby positively contribute to sustainable growth in Manchester and thereby respond positively to the Manchester Residential Quality Guidance.

Permitted development – In order to safeguard residential amenity and ensure the appropriate future management of new development within the site, conditions have been included to requiring planning permission for:

- i. The erection of garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.
- ii. The insertion of windows other than those shown on the approved drawings.

Residential amenity – The quality of the internal layout would incorporate appropriate space, which would encourage sustained occupation. A condition requiring appropriate attenuation against noise from traffic travelling along Slade Lane. The arrangement of windows and glazing would secure appropriate relationships to neighbouring houses, including the . The proposed gardens would provide satisfactory private space.

Siting – The siting of the proposed principal elevation would be appropriately related to the neighbouring No 161 to secure continuity with existing built form and the streetscene. A distance of 8.1 metres would be maintained between the proposed principal elevation and the western boundary thereby providing a setting that reflective of characteristic neighbouring space within gardens presented to Slade Lane. The proposed northern elevation would be positioned 4.3 metres from the southern elevation of No 161 to secure an appropriate relationship to habitable room windows within it. A distance of 7.6 metres would be retained between the proposed southern elevation and the nearest part of the neighbour health centre, which would be appropriate given the nature of the respective uses. A distance of 20.7 metres would be maintained between the proposed east elevation and the western boundary to the nearest house, which is also considered to be acceptable.

Scale and massing – The development has been informed by the height, scale and proportions of No 161, including eaves and ridge heights.

Design – Has been informed by the composition and appearance of the existing house at 161 Slade Lane, thereby securing a cohesive relationship to existing built form. The composition of the principal elevation would be relieved by the formation of a two storey bay. The arrangement

of windows in the principal and rear elevations would be articulated with sash windows incorporating stone cills and lintels and vertical dentil courses at corners again reflecting the characteristics of built form in the locality. The applicant has indicated that proposed elevations would incorporate white render. The design would be acceptable subject to the agreement of conditions.

Crime and security - It is considered that the development would maintain appropriate natural surveillance. The arrangement of boundary treatments would secure the site and define the private and public realm. A condition has been included to ensure the development is implemented in accordance with agreed security.

Boundary treatment – The Slade Lane boundary would be appropriately defined by a low walls topped with railings to a maximum height of 1 metres. The walls and railings would return into the site to form a ‘pull in’ to allow gates to be opened and closed with reduced disruption to the highway. Closed boarded fencing to a height of 1.9 metres would be formed to the northern, eastern and southern boundaries. These arrangements would be acceptable. A condition has been included to ensure the approval and implementation of fencing and gate details to be located between the side elevations on the development and the respective northern and southern boundaries. These details are necessary to secure access between the front and rear gardens.

External lighting – A condition has been included to manage undue glare from lighting that may be installed as part of the development.

Inclusive access – The development would incorporate inclusive access and satisfactory ground floor circulation space.

Reducing carbon emissions and sustainable design - The development would bring a vacant site into active use. The development would be constructed to contemporary design standards, that would manage carbon emissions. EV charging points would provide for proportionate car parking and cycle storage would provide alternative to private car usage. Carbon reductions would be proportionate to the scale of the development.

Car parking and highways issues – The development would be supported by with a single car parking space, which would be appropriate for a single occupancy house. Manoeuvring space within the front garden area would allow a vehicle to access and egress in forward gear. As stated, the incorporation of a recess to the driveway would allow vehicles to pull in from the highway when approaching the gates in closed position.

Cycle storage – The development would be supported with a secure store with a capacity of at least two cycles. This provision is considered to be proportionate and condition for implementation of the development.

Ecology – The site has not been identified as having significant ecological value. A condition has been included to ensure that trees are removed outside bird nesting season unless a specialist consultant confirms the absence of habitats.

Bio - diversity - In response to the previous recommendations of GM Ecology Unit, a condition has been recommended to secure a positive contribute to local bio-diversity through the provision of bird and bat boxes and replacement native tree planting.

Tree removal and replacement – The comments of the City Arboriculturalist regarding the siting of the development have been considered as discussed, the siting in relation to the northern boundary reflects the need to secure an appropriate relationship to No 161. Notwithstanding the

above, it is not considered the repositioning of the development to avoid root systems would not secure an appropriate relationship between side and rear elevations and the canopy of trees if retained. In these circumstances the retention of trees (identified for removal) would potentially comprise the delivery of the development. This is illustrated in Fig.5.



Fig.5 – Trees to be removed and retained.

The four trees identified for removal are in good condition and a landscaping condition will require the re-provision of native tree planting that exceeds the three field maple trees identified as part of the submission. This would be delivered through a landscaping condition. To secure the delivery of an appropriate site boundary it will be necessary to remove the leylandii hedge to the Slade Lane boundary. Further conditions have been included that:

- i. Specifically identify trees to be removed and to ensure that the removal of the tree is not undertaken during bird nesting season unless the absence of bird habitats is demonstrated by a specialist.
- ii. Ensure the protection of retained trees during construction.

Waste management - The applicant has demonstrated that the site has the capability and capacity to accommodate the following waste and recyclable material, which accords to current City Council guidance, i.e.,

General refuse: 1 x 240 litres
Pulpable: 1 x 240 litres
Mixed: 1 x 240 litres
Food: 1 x 240 litres
Internal food caddy 1 x 23 litres

A condition has been included to ensure the storage of bins in an enclosure to be located within an enclosure within the rear garden. On this basis, appropriate waste management would be achieved.

Noise attenuation – To avoid undue noise disturbance from traffic on Slade Lane and any other noise source that may be identified, a noise attenuation condition has been included. It requires implementation of agreed measures before the occupation of the development and retention thereafter and will appropriately safeguard residential amenity.

Construction Management Plan (CMP) – Due the characteristics of the adjacent highway, it is considered that development be related to a CMP. A CMP condition, that has been agreed with the applicant, has been related to the development.

Conclusion - The proposed development would continue to provide a sustainable use for an unused site that would otherwise be remain vacant without any appreciable contribution to the streetscene and character of the conservation area. The proposed use would be appropriate, proportionate and suitably related to the predominant scale and character of the surrounding predominantly residential area. The development is therefore considered to be acceptable and satisfactorily related to planning policy and guidance.

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. Discussions were undertaken during the consideration of the planning application regarding the internal and external layout the development and to ensure that issues of security and crime reduction and car parking were appropriately responded to. A satisfactory assessment of the development has been undertaken based on the submitted and supplementary details.

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 received by the local planning authority on:

1355 Site plan Rev 6 on 30 November 2023
1355 Streetscene Rev 6 on 30 November 2023
Cycle storage (elevations) 30 November 2023
1355 Proposals (elevations and layout) Rev 6 on 30 November 2023
Location plan with a red edge dated 8 August 2023
Block plan with a red and blue edge received 9 August 2023

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 and external hard surfaces 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, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Before the occupation of the development, the arrangements to secure level thresholds to the front and rear entrances to the developemet shall be fully implemented and maintained in situ thereafter.

Reason – To ensure the provision of inclusive access and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The planning permission hereby granted relates to the formation of one, two storey, 4 bedroom, 7 person dwellinghouse as detailed in on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to 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 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.

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 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.

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 dwellinghouses hereby approved other than those shown on the approved drawings referenced: 1355 Streetscene Rev 6 and 1355 Proposals (elevations and layout) Rev 6.

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

9) Before the occupation of the development windows to bathrooms / shower rooms and WCs as so indicated on the approved drawings ref: 1355 Streetscene Rev 6 and 1355 Proposals (elevations and layout) Rev 6 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.

10) Upon occupation of the development, the hard and soft landscaping comprising and the surfacing and setting out of car parking and lawned areas shall be fully implemented in accordance with drawing ref: 1355 Site plan Rev 6 and maintained in situ thereafter.

Reason - To ensure that development is supported with appropriate car parking and in the interests of residential amenity pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

11) Before the occupation of the development, the detail of drawing ref: 1355 Site plan Rev 6, shall be supplemented with a scheme for shrub and tree planting, incorporating native species. The agreed scheme shall be fully implemented in accordance with the approved scheme and within the first full planting season following the completion of the development and maintained in situ thereafter.

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

12) No trees shall be removed other than those identified below and shown on drawing ref: ArbtechAIA01g, Arboricultural Survey to BS5837:2012 Westpoint Health care Ltd 161 Slade Lane, Levenshulme M19 2AF dated 13 June 2023: G01 Leyland Cypress, G02 Leyland Cypress, G03 Leyland Cypress, G04 Leyland Cypress, T03 Sycamore, T04 Leyland Cypress, T05 Sycamore and T06 Sycamore. No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason – In the interests of residential amenity and to safeguard local bio-diversity and nature conservation, pursuant to policies SP1, DM1 and EN15 of the Core Strategy for the City of Manchester.

13) Before the commencement 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 of measures to protect retained trees during construction. The erected fencing for the protection of any retained tree shall be erected in accordance with the approved plans before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained throughout the construction period. until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered nor shall any excavation be undertaken.

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

14) a) Before the 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 development from traffic noise from Slade Lane and any other noises sources identified by a noise survey accompanying the scheme and an assessment to address potential overheating. The development shall be implemented in accordance with the approved details.

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 traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

15) 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 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 prior to occupation 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 in each phase 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 and guidance contained within the National Planning Policy Framework.

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

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

17) Before the occupation of the authorised development, details of the design and appearance of the bin store enclosure as on drawing referenced: 1355 Site plan Rev 6 shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall achieve bin storage capacities specified in the waste management pro forma attached to submitted on 25 August 2023 and be fully 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 waste and recycling bins, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

18) Before the occupation of the development, the details of drawing referenced Cycle storage (elevations) 30 November 2023 shall be fully implemented and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

19) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the siting, appearance and specification of an electric vehicle charging point, including details of cabling routing and confirmation of a minimum charging capacity of 7kWh. The approved scheme shall be fully implemented in accordance with the agreed details prior to the occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and the 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.

20) Before the 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 provision of measures to improve on-site security and to reduce the risk of crime. The scheme shall review existing security arrangements and detail related improvements that can be incorporated into the development. The approved scheme shall be implemented prior to the occupation of the development and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

21) Before the occupation of the development, the boundary treatment shown on drawing ref: 1355 Streetscene Rev 6 shall be fully implemented and retained in situ thereafter.

Reason – In the interests of residential amenity and to reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

22) Before the occupation of the development, details of the specification of fencing and gates to be positioned between the side elevations on the development and the respective northern and southern boundaries, as shown on drawing ref: 1355 Site plan Rev 6, shall be submitted to and approved in writing by the City Council as 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 reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

23) Before the occupation of the authorised apartments, a scheme to encourage biodiversity within the application site shall be submitted to and approve in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised apartments and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

24) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- 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. Parking of construction vehicles and staff;
- ix. 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.

25) Before its installation, any external lighting required in support of the development shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority. Lighting shall only be installed in accordance with the approved scheme and maintained in situ unless any lighting installed as part of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority is harmful to adjoining and nearby residential properties. In such circumstances and within 14 days of its written request, a scheme for the elimination of glare and/or light spillage shall be submitted to and approved in writing by the Council as local planning authority. The approved scheme shall be implemented to a timescale agreed with the City Council as local planning authority and maintained in situ thereafter.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

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

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

3) Habitat safeguarding – Certain species receive legal protection, and the granting of planning permission does not negate the need to abide by the laws protecting biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted.

4) It is recommended that any new external lighting should be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

Flat, 167 - 169 Slade Lane, Manchester, M19 2AF
10 Montrose Crescent, Manchester, M19 2GF
2 Montrose Crescent, Manchester, M19 2GF
4 Montrose Crescent, Manchester, M19 2GF
11 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
12 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
13 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
14 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
15 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
16 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
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21 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
22 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
23 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
24 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
25 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
26 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
27 Harper House, 151 - 157 Slade Lane, Manchester, M19 2AF
66 Windsor Road, Levenshulme, Manchester, M19 2EB
8 Montrose Crescent, Manchester, M19 2GF
6 Montrose Crescent, Manchester, M19 2GF
14 Montrose Crescent, Manchester, M19 2GF
12 Montrose Crescent, Manchester, M19 2GF
167 Slade Lane, Manchester, M19 2AF
Westpoint Dental Centre, 160 Slade Lane, Manchester, M19 2AQ
10 Victoria Road, Levenshulme, Manchester, M19 2EA
64 Windsor Road, Levenshulme, Manchester, M19 2EB
62 Windsor Road, Levenshulme, Manchester, M19 2EB
159 Slade Lane, Manchester, M19 2AF
161 Slade Lane, Manchester, M19 2AF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Conservation Area - Rushford Park Conservation Area 1986
Area Team Boundary - Name: NORTH AREA