

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136140/JO/2023

Date registered valid: 2 February 2023

Proposal: Variation of planning permission 128924/JO/2020 to make elevational alterations including alteration to roof together with the configuration of the car parking area, means of access and landscaping

Address: Former All Souls Rectory , Every Street, Manchester , M4 7DQ

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Jonathan McCaul McCaul Developments Ltd

Agent (if any): Mr Ralph Taylor Paul Butler Associates

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03/07/2023

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 6 March 2023 Expired: 27 March 2023

Neighbour notifications

Printed: 14 February 2023 Expired: 7 March 2023

Site notice

Posted: 2 March 2023 Expired: 23 March 2023

Press advert

Published: 21 February 2023 Expired: 14 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the now vacant plot and former site of the All Souls Rectory on Every Street. The application site is subject to an extant planning permission for the erection of a four storey apartment block comprising of 10no residential flats (Class C3), approved under application 13955/FO/2016 and subsequently amended under application 128924/JO/2020.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies on the periphery of Manchester City Centre and is characterised by terraced residential dwellings to the east and west along Tutbury Street, Caterham Street and Mayes Gardens. To the north of the application site lies the Grade II listed Former All Souls Church. Further to west of the application site lies higher density residential apartment blocks situated along Every Street, Snell Street and Isaac Way.

Description of development

The application seeks consent to vary condition 3 (specified plans) of planning permission 128924/JO/2020. The proposed amendments comprise of external alterations g and roof amendments to accommodate a lift overrun; rationalisation of the building's interior and reduction in travel distance to bin store; Change in composition of number of different apartment types; reduction in car parking spaces from 6no to 5no, with 1no space now being a disabled access parking space.

The plans to be superseded are as follows:

- 0909 JDA 00 XX DR A 110 Rev A: Proposed Site Plan (Dated 14/12/2020)

- 0909 JDA 00 XX DR A 220 Rev A: Proposed Ground Floor Plan (Dated 14/12/2020)
- 0909 JDA 00 XX DR A 221 Rev A: Proposed First Floor Plan (Dated 14/12/2020)
- 0909 JDA 00 XX DR A 222 Rev A: Proposed Second Floor Plan (Dated 14/12/2020)
- 0909 JDA 00 XX DR A 223 Rev A: Proposed Third Floor Plan (Dated 14/12/2020)
- 0909 JDA 00 XX DR A 224 Rev A: Proposed Roof Plan (Dated 14/12/2020)
- 0909 JDA 00 XX DR A 240 Rev B: Proposed Elevations (Dated 15/01/2021)
- 0909 A DR 400 Rev A: Window Detail (Dated 03/02/2021)

The proposed amended plans are as follows:

- 909 A 000: Location Plan (Dated 31/08/2016)
- 909-A-001G Revision G: Proposed Site Plan (Dated 26/01/2023)
- 909-A-002H Revision H: Proposed Ground Floor Plan (Dated 03/04/2023; Includes Refuse Mark-Up)
- 909-A-003F Revision F: Proposed First and Second Floor Plan (Dated 03/01/2023)
- 909-A-004F Revision F: Proposed Third Floor Plan (Dated 03/01/2023)
- 909-A-010: Proposed External Works Plan (Dated April 2023)
- 909-A-010D Revision D: Proposed North Elevation (Dated 26/01/2023)
- 909-A-011D Revision D: Proposed East Elevation (Dated 26/01/2023)
- 909-A-012D Revision D: Proposed South Elevation (Dated 26/01/2023)
- 909-A-013D Revision D: Proposed West Elevation (Dated 26/01/2023)
- 909-A-030B Revision B: Proposed Part Section Elevation AA (Dated 26/01/2023)
- 909-A-031B Revision B: Proposed Part Section Elevation BB (Dated 26/01/2023)
- 1077-HAR-XX-ZZ-SC-E-6000 Rev P1: Proposed Residential Development (Dated 12/04/2023)
- A695_P_4000I External Gate and Wall Details (Dated April 2023)
- A695-T-101A Revision A: Proposed Site Plan & External Works (Dated 10/02/2023)

Additional plans have also been submitted detailing the drainage of the site.

Planning History

128924/JO/2020 - Variation of conditions 3 (specified plans) and 5 (cycle store) attached to planning permission referenced 113955/FO/2016 to allow for minor elevational alterations and relocation of cycle store and bin store – Approved March 2021.

CDN/19/0784 - Discharge of conditions 12 (CMP), 16a (ground conditions) and 17 (surface water drainage) attached to planning permission referenced 113955/FO/2016 – Approved December 2019.

113955/FO/2016 - Erection of 4 storey building to form 10 apartments (Class C3) together with associated landscaping, parking and boundary treatment following the demolition of the former All Souls Rectory – Approved December 2016.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to waste management and air quality.

Highway Services – No objection subject to conditions relating to the submitted Construction Environmental Management Plan, off-site highway works and an informative relating to a section 278 agreement.

MCC Flood Risk – No objection subject to a condition requiring the submission of a surface water drainage scheme based on sustainable drainage principles.

Publicity – Five representations were received relating to the application, two of which were letters of objection. The reasons cited for the objections can be summarised as follows:

- Unacceptable impact on highway safety via increased traffic generation and on-street parking demand.
- Unacceptable impact on neighbouring residential amenity via overlooking and noise generation.
- Unacceptable impact on visual amenity due to the height, massing and design of the proposed building.

The remaining three letters of representation received neither objected nor supported the application and only queried as to why construction had already begun on site prior to a decision being issued. As the submission is only a variation of condition application and the site is subject to an extant planning permission, meaning the applicant is free to implement said permission at any time, no further action was taken on this issue as said works would be lawful and as such said representations cannot be taken into consideration will bear no impact on the determination of this application.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC5 – Transport
- Policy T1 – Sustainable Transport
- Policy EN14 – Flood Risk
- Policy EN16 – Air Quality
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy 19 – Listed Buildings
- Policy 26 – Development and Noise

Eastlands Regeneration Framework – Adopted in 2011 and updated in 2017 (ERF)

Manchester Residential Quality Guidance – Adopted 2017

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Policy for Waste (NPPW)

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle

The principle of a four storey residential apartment block comprising of 10no residential apartments was confirmed to be acceptable on site under applications 13955/FO/2016 and 128924/JO/2020. The application does not seek to fundamentally alter the proposal but merely its external appearance, site layout and apartment type composition. As such, the proposal is

considered to be acceptable in principle and is in accordance with Core Strategy Policies SP1, EC7 and the Eastlands Regeneration Framework.

Design & Visual Amenity

The proposed alterations would simplify the appearance of the building, with the removal of the proposed overhang on the northern side elevation. The property's roof has also been altered from a flat roof, with varied heights due to the proposed lift shaft, to that of an irregular hipped shaped roof that has a more consistent and streamlined appearance. These changes are considered to be positive, with the building's roof now having a more consistent shape that does not distract from the appreciation of the rest of the build. The property's fourth floor floorspace has been reduced so that it is now proposed to be set in a minimum of 1.7m from the building's edge, leading said floor to sit more comfortably within the building's footprint.

Heritage

As previously stated within this report, the application site neighbours the Grade II listed Former All Souls Church. The listed building is currently vacant and in a state of disrepair but still features square pilasters, 8-light wheel window and sculpted stone entrance. The application site as a currently vacant plot is considered to detract from the setting of the listed building by virtue of it's disused state. The previously approved building on site was considered to have an acceptable impact on the setting of the listed building. Similarly, due to the submission only proposing minor elevational alterations that simplify the overall design of the apartment block, it is considered that the development's impact on the listed building would be unchanged in this regard. As such, the proposal's impact on the neighbouring heritage asset is acceptable in that it is unchanged from the live permission on site, in accordance with Saved Unitary Development Plan Policy 19, Chapter 16 of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The amended proposal would see the delivery of 10no residential apartments (Class C3) varying between 1no and 3no bedrooms. All of the proposed apartments would meet Manchester City Council's minimum internal floorspace standards contained within the Manchester Residential Quality Guidance document (37sqm for 1no bedroomed dwellings, 61sqm for 2no bedroomed dwellings and 74sqm for 3no bedroomed dwellings). All proposed habitable rooms (Bedrooms, lounges and dining rooms) would be lit by natural light and have access to an outlook. Communal outdoor amenity space is proposed in the form of a communal garden that would front out onto Caterham Street and 4no of the 10no apartments would have access to a private garden or roof terrace. All floors would feature a lift access thereby providing disabled access to the upper floors of the property. On this basis it is considered future occupiers of the development would experience a high standard of amenity.

It is acknowledged that 2no objections have been received that cited concern over the proposals impact on neighbouring amenity, namely the loss of privacy occupiers of neighbouring dwellings would incur as a result of the proposal and the high levels of noise that would be generated on site due to a concentrated residential use. It should be noted that habitable windows at first, second and third floor directly facing onto the residential dwellings lining Caterham Street, as well as the secure residential institution present at no54 Every Street to the south of the site, were approved under both applications 13955/FO/2016 and 128924/JO/2020, thus the principle of windows at such a height on site has been confirmed to be acceptable. Notwithstanding this however, the separation distance between any proposed habitable window and that of an existing habitable window would be at minimum approximately 17m, which is considered to be no lesser than typical separation distances between dwellings that front onto either side of a standard road. Furthermore, whilst the proposal would lead to an increase in the number of occupiers of the site, the proposed use would remain residential, Class C3, and such a use is considered to be highly unlikely to lead to such a level of noise generation as to warrant a refusal. On this basis the

proposal would have an acceptable impact on neighbouring amenity and provide a high standard of amenity for future occupiers in accordance with Core Strategy Policies DM1 and SP1, Saved Unitary Development Plan Policy 26 and the National Planning Policy Framework.

Drainage & Utilities

The submission has been accompanied by drainage plans that depict that the site would feature a car park comprised of permeable gravel and paving, as well as footways also paved in permeable gravel. Technical drawings for the site's drainage have also been submitted, however, MCC Flood Risk have determined that they are unsatisfactory in that they do not provide enough clarity on the proposed drainage system. As such, they have recommended that in the event of an approval a condition be attached requiring the submission of a surface water drainage scheme for the site based on sustainable drainage principles. Subject to such a condition the proposal is considered to be acceptable and in accordance with Core Strategy Policy EN14 and the National Planning Policy Framework.

Highway Safety

The development approved and subsequently amended under planning applications 13955/FO/2016 and 128924/JO/2020 saw the approval of a 6no space car park and 12no space cycle store to be used by the future occupiers of the application site. The amended submission proposes a car park comprised of 5no car parking spaces, including the provision of a single disabled access parking space, along with a 9no space bicycle store cited within the footprint of the proposed apartment block. It is acknowledged that the Council has received 2no objections which have cited concern over the proposal's impact on the local highway network as cause for their objection.

The application site is considered to lie within a highly sustainable location within walking distance of amenities within Manchester City Centre and public transport links including bus stops along Every Street and New Islington tram stop. Therefore, future occupiers of the site would not be solely reliant on a private vehicle for transportation to and from the application site. It is also noted on-street parking is available along Caterham Street, Tutbury Street and Harding Street. On this basis the proposed parking provision is considered to be acceptable and the impact on the local highway network to be so minor as not to warrant a refusal. Highways do not object to the proposal subject to conditions requiring the development to proceed in accordance with the submitted Construction Environmental Management Plan and a condition requiring details of any off-site highway works to be submitted to the Local Planning Authority for approval, as well as an informative relating to a section 278 agreement. As the proposal would not see the alteration of the site access and how no condition was attached to permission 128924/JO/2020 requiring the submission of details of off-site highway works, this is considered to be unreasonable and as such in the event of an approval such a condition will not be attached. Environmental Health do not object to the proposal in this regard subject to a condition that would require the development to proceed in accordance with the submitted air quality mitigation measures, this being the provision of 5no electric vehicle charging points. Subject to the remaining aforementioned conditions and informative the proposal is acceptable with regard to its impact on highway safety and is thus in accordance with Core Strategy Policies CC5, DM1, EN16 and TM1, and the National Planning Policy Framework.

Waste Management

The submitted plans depicts that with the altered site layout the property's bin store would be located within the main body of the building, rather than in an external store situated within the site's car park, as was the case with the development approved under application 128924/JO/2020. The proposed bin store would have an internal floorspace of 7.9sqm and be accessed through the site's proposed communal garden. Bins would then be wheeled through the site's car park and/or garden and be presented for collection by a private courier along Caterham Street. Upon the submission of amended plans that enlarged the bin store

Environmental Health have no objection to the proposal in this regard subject to a condition that the development be implemented in accordance with the approved scheme and that this be retained for the lifetime of the development. Subject to such a condition it is considered that the proposal is acceptable in this regard and therefore accords with Core Strategy Policy EN19 and the provisions of the National Planning Policy for Waste.

Conclusion

In light of the above the proposed amendments to planning permission have been taken into consideration 128924/JO/2020 and have been determined to be acceptable and in accordance with Core Strategy Policies SP1, CC5, EN14, EN19 and DM1, Saved Unitary Development Plan Policies 19 and 26, the Eastlands Regeneration Framework, the Manchester Residential Quality Guidance, National Planning Policy Framework, National Planning Policy for Waste and Planning (Listed buildings and Conservation Areas) Act 1990.

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 acted positively and proactively in determining this application, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant. In this case, after negotiation, the applicant has provided sufficient detail to allow the satisfactory assessment of the amended development and for remaining details to be secured via planning condition.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

- o 909 A 000: Location Plan (Dated 31/08/2016)
- o 909-A-001G Revision G: Proposed Site Plan (Dated 26/01/2023)
- o 909-A-002H Revision H: Proposed Ground Floor Plan (Dated 03/04/2023; Includes Refuse Mark-Up)
- o 909-A-003F Revision F: Proposed First and Second Floor Plan (Dated 03/01/2023)
- o 909-A-004F Revision F: Proposed Third Floor Plan (Dated 03/01/2023)
- o 909-A-010: Proposed External Works Plan (Dated April 2023)
- o 909-A-010D Revision D: Proposed North Elevation (Dated 26/01/2023)
- o 909-A-011D Revision D: Proposed East Elevation (Dated 26/01/2023)
- o 909-A-012D Revision D: Proposed South Elevation (Dated 26/01/2023)
- o 909-A-013D Revision D: Proposed West Elevation (Dated 26/01/2023)
- o 909-A-030B Revision B: Proposed Part Section Elevation AA (Dated 26/01/2023)
- o 909-A-031B Revision B: Proposed Part Section Elevation BB (Dated 26/01/2023)
- o 1077-HAR-XX-ZZ-SC-E-6000 Rev P1: Proposed Residential Development (Dated 12/04/2023)
- o A695_P_4000I External Gate and Wall Details (Dated April 2023)
- o A695-T-101A Revision A: Proposed Site Plan & External Works (Dated 10/02/2023)
- o Wienerberger Bradfield Multi brick email (Dated 03/07/2023)

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC5, EN14, EN19 and DM1 of the Core Strategy, saved policies DC19 and DC26 of the Unitary Development Plan and Sections 9, 12 and 16 of the National Planning Policy Framework.

2) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, aside from the approved brick type (Wienerberger Bradfield Multi), have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) No above ground development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

4) The bicycle storage area indicated on the approved plans shall be implemented in full and made available for use prior to first occupation of the residential apartments hereby approved. The approved store shall be made available for use by the occupiers of the development at all times for the lifetime of the development thereafter.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

5) The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall remain in use at all times thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) Prior to the occupation of the development hereby approved, the electric vehicle charging point provision, as indicated on drawing Nos.A695-T-101A Revision A & 1077-HAR-XX-ZZ-SC-E-6000 Rev P1, shall be made available for use and be retained thereafter for the lifetime of the development.

Reason: In the interest of improving the air quality of Manchester City Centre and contributing to the Council's target of net zero emissions by 2038 in accordance with Core Strategy Policies EN16 and T1, and the National Planning Policy Framework.

7) Prior to the first occupation of the development hereby approved, the waste management and storage arrangements as indicated on drawing No.909-A-002H Revision H shall be made available for use and be retained thereafter for the lifetime of the development.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

8) Before first occupation of the residential accommodation hereby approved, a scheme for acoustically insulating the residential accommodation against noise from Every Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved noise insulation scheme shall be completed before any of the flats are occupied and shall thereafter retained.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy.

9) Prior to the commencement of any above ground works, a hard and soft landscaping scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

If within five years of the date of the completion of the development any tree or shrub is removed, uprooted, destroyed, fails, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in its place.

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

10) The development hereby approved shall only be carried out in accordance with measures detailed in the Environmental Standards statement prepared by Element Sustainability (Ref: 2016.131) dated September 2016, stamped as received by the City Council, as Local Planning Authority on the 19th September 2016.

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

11) The development hereby approved shall only be implemented in accordance with the revised Construction Environmental Management Plan prepared by A&H Safety Consultants Limited (Dated April 2023) and shall be adhered to for the entirety of the construction phase of the development.

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

12) 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) none of the apartments hereby approved 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 2020, 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).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

13) If any lighting associated with the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

14) Prior to first occupation of the development hereby approved, details of a waiting/parking restriction (Traffic Regulation Order) on the carriageway immediately adjacent to the vehicular access on Every Street shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been constructed in accordance with the approved details and retained thereafter.

Reason - To ensure adequate sight lines to the access, the interests of highway safety, pursuant to Policy DM1 of the Core Strategy.

15) The development hereby approved shall only be implemented in accordance with the submitted Geo Environmental Investigation and Assessment produced by WML Consulting (Ref: 7261G-WML-00-XX RP-G-0002 Rev A) received by the City Council as Local Planning Authority on 20 November 2019 and updated Ground Gas Risk Assessment produced by WML Consulting (Ref: 7261G/TPB/SCC) received by the City Council as Local Planning Authority on 1 November 2019, pursuant to condition discharge approval referenced CDN/19/0784. 128924/JO/2020 Page 6 of 8 To enable the full discharge of the condition, the following information is required to be

submitted to and agreed in writing by the City Council as Local Planning Authority. (i) A post demolition Site Investigation and Risk Assessment Report; (ii) Submission of a detailed Remediation Strategy (to be submitted once the additional Site Investigation Report has been completed). (iii) A Completion/Verification Report to confirm that the development has been implemented in accordance with the agreed strategy. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

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. The scheme shall include:

- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.
- o Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- o Hydraulic calculations to support the drainage proposal.
- o Details 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 Manchester Core Strategy.

17) The development hereby approved shall be carried out in accordance with the bay study on drawing 09-A-030B received by the City Council, as Local Planning Authority, on the 2 February 2023. This shall include:

- Window reveal 215 mm minimum; and
- Soffits - brick.

The approved window reveal and soffit detail shall be implemented as part of the development.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) 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 2010, 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Informatives

1) Highway Informative: The approved development includes alterations to the highway network which will require a S278 agreement between the developer and Manchester City Council, which would include any required technical approval. Further information regarding such matters can be found at https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Highway Services
Environmental Health
MCC Flood Risk Management

21 Harding Street, Manchester, M4 7DR
19 Harding Street, Manchester, M4 7DR
17 Harding Street, Manchester, M4 7DR
15 Harding Street, Manchester, M4 7DR
13 Harding Street, Manchester, M4 7DR
11 Harding Street, Manchester, M4 7DR
1 Harding Street, Manchester, M4 7DR
7 Tutbury Street, Manchester, M4 7DG
5 Tutbury Street, Manchester, M4 7DG
3 Tutbury Street, Manchester, M4 7DG
20 Tutbury Street, Manchester, M4 7DG
18 Tutbury Street, Manchester, M4 7DG
14 Tutbury Street, Manchester, M4 7DG
12 Tutbury Street, Manchester, M4 7DG
1 Tutbury Street, Manchester, M4 7DG
St Annes Presbytery, Carruthers Street, Manchester, M4 7EQ
8 Caterham Street, Manchester, M4 7DE
2 Caterham Street, Manchester, M4 7DE
6 Caterham Street, Manchester, M4 7DE
16 Tutbury Street, Manchester, M4 7DG
All Souls Rectory, Every Street, Manchester, M4 7DQ
Discovery House, 54 Every Street, Manchester, M4 7DN
Apartment 4, 49 Every Street, Manchester, M4 7DN
Apartment 2, 49 Every Street, Manchester, M4 7DN
Apartment 8, 47 Every Street, Manchester, M4 7DN
Apartment 5, 47 Every Street, Manchester, M4 7DN
Apartment 2, 47 Every Street, Manchester, M4 7DN
Apartment 11, 47 Every Street, Manchester, M4 7DN
39 Mayes Gardens, Manchester, M4 7FN
36 Mayes Gardens, Manchester, M4 7FN
33 Mayes Gardens, Manchester, M4 7FN
27 Mayes Gardens, Manchester, M4 7FN
7 Harding Street, Manchester, M4 7DR
3 Harding Street, Manchester, M4 7DR
10 Tutbury Street, Manchester, M4 7DG
10 Caterham Street, Manchester, M4 7DE
4 Caterham Street, Manchester, M4 7DE
Apartment 5, 49 Every Street, Manchester, M4 7DN
Apartment 3, 49 Every Street, Manchester, M4 7DN
Apartment 1, 49 Every Street, Manchester, M4 7DN
Apartment 9, 47 Every Street, Manchester, M4 7DN
Apartment 7, 47 Every Street, Manchester, M4 7DN
Apartment 6, 47 Every Street, Manchester, M4 7DN
Apartment 4, 47 Every Street, Manchester, M4 7DN
Apartment 3, 47 Every Street, Manchester, M4 7DN
Apartment 12, 47 Every Street, Manchester, M4 7DN
Apartment 10, 47 Every Street, Manchester, M4 7DN

Apartment 1, 47 Every Street, Manchester, M4 7DN
40 Mayes Gardens, Manchester, M4 7FN
38 Mayes Gardens, Manchester, M4 7FN
37 Mayes Gardens, Manchester, M4 7FN
35 Mayes Gardens, Manchester, M4 7FN
34 Mayes Gardens, Manchester, M4 7FN
32 Mayes Gardens, Manchester, M4 7FN
31 Mayes Gardens, Manchester, M4 7FN
30 Mayes Gardens, Manchester, M4 7FN
29 Mayes Gardens, Manchester, M4 7FN
28 Mayes Gardens, Manchester, M4 7FN
26 Mayes Gardens, Manchester, M4 7FN
9 Harding Street, Manchester, M4 7DR
5 Harding Street, Manchester, M4 7DR
23 Harding Street, Manchester, M4 7DR

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: CENTRAL