MANCHESTER CITY COUNCIL

Planning

Growth & Neighbourhoods Directorate

Officer Report for Delegated Applications

Application No	110846/LO/2015/N2
Date Registered	4 January 2016
Proposal	LISTED BUILDING CONSENT: Alterations to the former Welsh Baptist Chapel in connection with the creation of a basement level corridor to connect to a proposed detached single storey building to form 9 one bedroom residential units (with accommodation in the roofspace), together with the provisional of basement communal space comprising residents lounge, laundry and fitness room , and vehicular access from Upper Brook Street (in conjunction with the conversion of the former Welsh Baptist Chapel and attached Islamic Academy building to self contained residential units)
Address	Former Welsh Baptist Chapel , Upper Brook Street, Ardwick, Manchester, M13 9AJ
Ward(s)	Ardwick Ward
Applicant	Mr Simon Linford Xian The Penthouse, Grosvenor House, Birmingham, B2 5RS
Agent (if any)	Miss Samantha Gill Buttress 41 Bengal Street, Manchester, M4 6AF
Case Officer	Sue Wills Tel: 0161 234 4524 Email: s.wills@manchester.gov.uk
Recommendation	Approve
Date of Recommendation	24 February 2016

Application Details

Type of application: Listed Building Consent

Development Type: Listed building alteration

Date of Site Visit:

Standard consultations:
Printed: 12 January 2016 Expired: 2 February 2016

Neighbour notifications
Printed: 12 January 2016 Expired: 2 February 2016

Site Notice
Posted: 13 January 2016 Expired: 3 February 2016
Reason(s) for notice: Listed Building Consent

Press Advert
Published: 19 January 2016 Expired: 9 February 2016
Reason(s) for notice: Listed Building Consent

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation Area:

Tree Preservation Order:

Description of site/building

Introduction

This application relates to the former Welsh Baptist Chapel and Sunday School site on Upper Brook Street

The Chapel was constructed between 1837 and 1839 on the site of the Mosley Street Chapel which was itself built 1789. The chapel was built as a Unitarian Chapel and was subsequently used as a chapel by other denominations until 1974 when it became unoccupied.
The chapel is a Grade II* listed building. The site includes grounds to the south east of the chapel where there are some burials, however the 'grave yard' has been unused since 1882.

The building has since fallen into total disrepair and was partially demolished in 2006 on safety grounds, so is now largely roofless, with partial collapse of the tops of the external walls. The adjacent attached Sunday School was built in 1887 and is still occupied.

The overall site area is 1,548 sq.m. and is bounded by car showrooms to the east, north and south, and a multi storey car park on the opposite side of Upper Brook Street to the west.

The site is located within a primarily commercial area, with residential development further to the west.

The application site is located to the west of a significant redevelopment scheme for the Brunswick neighbourhood (planning reference 101644/FO/2013/N2) and comprises: 'Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting'. These proposals were approved by the local planning authority on the 30th May 2013.

Planning History

Planning permission was granted for repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works on 1st April 2014 (102531/FO/2013/N2). Former Welsh Baptist Chapel and Islamic Academy Of Manchester , 19 Upper Brook Street, Ardwick

Listed Building Consent was granted for repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works. 102532/LO/2013/N2). Former Welsh Baptist Chapel and Islamic Academy Of Manchester , 19 Upper Brook Street, Ardwick

Planning permission was granted for the renovation of derelict church to form new centre for worship, learning and community meetings on 29th September 2000 (ref:059511/FO/NORTH2/00). Former Welsh Baptist Church, Upper Brook Street.

LISTED BUILDING CONSENT was granted for the renovation of existing derelict church to form new centre for worship, learning and community meetings (ref:059512/LO/NORTH2/00) on 29th September 2000. Former Welsh Baptist Church, Upper Brook Street.

Description

The previous listed building consent approval ref:102532/LO/2013/N2 included repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of

detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works.

This application seeks approval for the construction of a new single storey block of residential units in the same location as previously approved (to the south east of the chapel), incorporating 9 duplex units with ground floor living /kitchen/ bathroom spaces with a sleeping deck within the roofspace. This proposal would also involve the creation of communal space at basement level comprising residents lounge, TV room, laundry and fitness room, for use by the future occupiers of the duplex units and by residents in the converted Chapel accommodation on the adjacent site.

The proposal would also include a corridor at basement level to connect into the Grade II* listed former Welsh Baptist Chapel building

This scheme would not provide any off street parking provision, but the overall development (including application refs: 110847 and 110848 currently under consideration) provides 2 car parking spaces with 5 spaces for disabled users to serve all the apartments within the overall wider development include the nine units forming this proposal. Furthermore, 34 cycle spaces are proposed within the wider overall development.

A courtyard garden is proposed between the former Chapel and the proposed new build accommodation.

Consultations & Notification Responses

Publicity - The occupiers of adjacent premises have been notified about the applications and they have been advertised on site (13 January 2016) , and in the press (19th January 2016) as affecting the setting of a listed building.

Local Businesses- An e-mail has been received objecting to this application (ref: 110845), the associated Listed Building application (ref: 110846); and section 73 planning application (ref: 110848) and section 96 Listed Building application (ref: 110847) to vary the scheme approved in relation to the conversion of the former Chapel and Sunday School accommodation into apartments which lies directly adjacent to this proposal.

They wish to object the following points:-

Car Parking
The application states that they have 12 (twelve) car parking spaces on the car park next to the Islamic Academy. This is incorrect they have 2 (two) after the completion of the works.
There is an agreement in place that at term times they will allow access to parents dropping off luggage for students leaving or returning to college during the weekend.
The car park will be full of staff cars during the normal working day and partially full at weekends. The car park ultimately will be controlled by an entry control system preventing any unauthorised persons using it.

Collection of refuse
The application seems to infer rights to bring a refuse vehicle into the car park, empty their bins and leave, but the applicant has no rights to do this. Refuse wagons has no legal rights to come across the car park , and they intend to install a system to control illegal

parking, as they believe the occupants of the Church apartments will attempt to park on our car park. The wagon will therefore not be able to access it out of hours.
Nor will a wagon be able to drive into the car park during the working day as it will be full of staff cars, so it will be impossible to turn within it.
They will have to enter their site via Upper Brook street.

Single storey building/ Landscape plan
The position of this building has been an issue from day one.
The application seems to indicate that they can build against our boundary and remove the existing fence and hedge.
This has never been agreed and our fence and hedge are to remain. They have agreed to keep the boundary wall a sufficient distance back from our fence to allow both parties to carry out maintenance.

We are still appalled that this detached building has been allowed to pass through planning as it removes any view of the Church from our car park and has created an imposing characterless façade to us.
We are still objecting to the cycle shed which is being built in front of our building line together with that of the church, not only will it be an eyesore for the people of Manchester, it blocks the view of our showroom.

Vehicular Access
We are objecting to the proposed traffic island being placed in front of the Church preventing traffic turning right into their site or out of it. There has been a pedestrian crossing recently installed in front of the Citroen showroom and between two sets of traffic controlled junctions. The crossing currently impacts on traffic movement particularly in peak periods and this traffic island will only make matters worse.
Vehicles wishing to enter the church site will either be forced to turn right into Inchley Road and turn around or more likely will do a U turn which is dangerous.
Exiting their site simply has to have a no right turn sign.

GMAAS - No comments have been received .
However in respect of the overall wider development GMASS have previously advised that no consideration had been granted to the archaeological significance that might be associated with the site. The exclusive focus had been placed upon architectural and historical matters - at the expense of archaeological significance.

GMAAS had concerns about the lack of detail offered in application ref: 102531 concerning the treatment of the former grave yard. GMAAS considered that further consideration should be given to the desirability of archaeologically recording and studying remains from the graveyard. As part of this exercise there should be a more detailed analysis of the burial records and people represented, their age range, occupations, and year of death, together with consultation with relevant specialists, to help better understand the potential for a more detailed study of the skeletal remains.

GMAAS had very specific concerns regarding the proposals for exhumation. The population represented is derived from the community of Dissenters in Manchester during a key period of demographic, industrial, social, political, ideological and religious foment and change. The Unitarian community in Manchester during this period included some of the most influential figures in the history of the late eighteenth and early to mid nineteenth centuries. The archaeological interest regarding the graveyard and its population impinges upon core research themes for the period represented. GMAAS also considered the information that could be recovered through a detailed and sensitive archaeological

analysis of the graveyard population could prove to be relevant to any assessment of the historic significance of the chapel.

GMAAS recommended that the previous application was not determined by Manchester local planning authority until such time as the applicant had supplied for consideration an archaeological assessment, prepared by a suitably qualified and independent archaeological consultant, along with a specification for the archaeological recording, recovery, assessment, analysis, research, reporting and disposal of the gravestones and skeletal population.

Notwithstanding GMAAS' recommendations, they stated that should Manchester local planning authority decide that the application has been submitted with sufficient information for an informed decision to be taken then GMAAS would wish to see a condition attached to the consent requiring that a programme of archaeological work be undertaken prior to the commencement of any development groundworks. This programme of work is to be funded by the developer.

The archaeological works should be undertaken by a suitably experienced and qualified archaeological contractor, funded by the applicant, to a brief supplied by GMAAS who would also monitor the implementation of the work on behalf of Manchester local planning authority.

Design for Security - No comments have been received .

South Manchester Regeneration - No comments received. However, have previous stated that the Welsh Baptist Chapel has deteriorated in condition over recent years and represents a blight on the Upper Brook St frontage - a main arterial route into the city centre. The City Council and its partners are targeting substantial resources in this area to secure long term regeneration benefits. Examples of this are; the Brunswick Housing PFI adjacent to the site; the Corridor Manchester's investment in both the public realm and new facilities like the Graphene Centre; and the investment in the Bus Priority package.

It is important that the whole Welsh Baptist Chapel site is brought back into viable use so the derelict church building can be restored and the regeneration of this strategically important area is delivered.

Head of Corporate Property - No comments received.

English Heritage - Has advised that the former Unitarian chapel is a Grade II* listed building of high national interest, its status putting it within the ranks of the top 8% of all listed buildings nationally.

Completed in 1939 under the designs of renowned architect Sir Charles Barry, this building is of particular interest for its architectural quality, association with its architect and illustration of non-conformist worship of the 19th century. Today, the building is vacant and in a worsening state of repair, and listed on Historic England's Heritage At Risk Register. The current application for the basement level associated with the single storey building to the south of the site relates to the extant planning and listed building consents for the conversion of this valuable heritage site into student residences. As a collective whole, these proposals represent an important application in securing the viable and sustainable future for the highly significant site. In line with previous advice (we refer to our letters

dated 09.09.2013 and 07.01.2014), we therefore continue to welcome the wider scheme in principle. There is no objection in principle to the introduction of basement level facilities, subject to careful consideration of belowground remains and detailed matters in line with the expertise of your Conservation Officer.

Victorian Society / Ancient Monuments Society/ Georgian Group/ Council for British Archaeology/ Society for the Protection of Ancient Buildings- No comments received.

Issues

Policy Context

The National Planning Policy Framework

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. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: These issues have been considered with reference to the core strategy policies as set out in the report.

Core planning principles in Framework - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

i. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
iii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
iv. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution;
v. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
vi. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;

vii. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
viii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
ii. Chapter 4: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
iii. Chapter 6: Delivering a wide choice of high quality homes - Refers to the delivery c policies that will result in significant increases to the supply of housing. Chapter 6 specifically states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
iv. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

v. Chapter 12 : Conserving and enhancing the historic environment. Refers to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56)

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

o Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
o Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
o Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
o Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

"Local planning policies should "concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

Paragraph 65 goes onto to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Promoting healthy communities is an integral part of delivering the Government sustainable vision, this includes creating safe and accessible environments where crime and disorder do not undermined quality of life. In addition, there should be high quality public spaces.

Meeting the challenge of climate change is also important part of the NPPF. This includes supporting energy efficient developments as part of a low carbon future. In addition, areas at risk of flooding should be avoided. Conserving and enhancing the natural environment is also a key consideration and efforts should be made to increase biodiversity at development sites.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Section 12 of the NPPF outlines the Governments objectives in terms of conserving and enhancing the historic environment. Paragraph 128 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 132 goes on to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 134 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

This scheme has been designed to complement and respect the character and appearance of nearby heritage assets, and is in broad accordance with the requirements of NPPF. Although the below grounds remains of the former Chapel graveyard would be lost as a result of this proposal , the principle of this loss was previously approved as part of planning permission refs: 101531/FO/2013/N2 and 102532/LO/2013/N2, the archaeology of former graveyard has been fully assessed, and all exhumations at the site have been completed.

The impact on the settings of the Listed Buildings is considered in detail later in this report.

The proposal would be developed would in conjunction with the previous approval refs: 102531 and 102532, and other planning and Listed Building applications currently under consideration (refs; 110846,110847 and 110848) to save the former Chapel building (which has a grade II* designation) from total dereliction.

Relevant Local Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.
Appendix C of the Core Strategy has a list of superseded policies and their replacements .

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 specific policies are considered to be particularly relevant to the proposed development:

Policy SP1- Spatial Principles
Policy SP1 advises that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. Policy SP1 states under Core Development Principles, that Development in all parts of the City should:-
Make a positive contribution to neighbourhoods of choice including:-
- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment.
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and
- improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

There are also certain Environmental Policies that are relevant to this application.

Policy EN 1- Design Principles and Strategic Character Areas
Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

The Central Arc character Area is predominantly characterised by 1960's social housing estates and zoned industrial areas bisected by the transport network . Much of the Central Arc is experiencing regeneration with some contemporary urban solutions now complete, and some still to be progressed.

The proposed development has been designed respect the architecture of the former Welsh Baptist Chapel and Sunday School, but to provide a contemporary solution in regard to the proposed single storey block of accommodation within the grounds to the south of the Chapel.

Policy EN3 - Heritage
Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre.
New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character , setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings registered parks and gardens , conservation area and archaeological remains.

The former Welsh Baptist Chapel is a Grade II* Listed Structure. The proposed development is considered to accord with the principles of policy EN3 in that the proposed scheme would form part of a wider development , with a proposal to enable the re-use and associated preservation of the former Chapel and Sunday School buildings (previously approved under applications refs; 102531 and 102532 and currently subject to minor revisions being currently considered as part of application refs; 110846,110847 and 110848), thereby delivering significant benefits to the Listed Building overall and a range of wider economic and social regenerative benefits to the wider area as a whole.

Issues in connection with the re-development of the area of the site where burials were located is considered elsewhere in the report.

Policy CC9 - Design and Heritage
The proposed new building would have a high standard of design appropriate to its context and the character of the area and is not considered to have an adverse impact on the setting of adjacent listed buildings.

Policy DM1 Development Management

Policy DM1 follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to accord with policies DM1 of the Core Strategy.

Saved Policies within the Unitary Development Plan for the City of Manchester (1995)

The UDP is contained within the City Council's Local Development Scheme as a 'saved' document. Policies within Part 1 of the UDP support area based holistic regeneration that involves local communities and public, private and voluntary sector bodies, to create and maintain sustainable communities. Specific Part 1 policies of relevance to this proposal include Environmental Improvement and Protection policy E3.3.

Policy E3.3 - The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems. The aim of this policy is to improve the appearance of the City's major road and rail routes both as an important element in improving the local environment for people living and working on or close to these major routes; to improve the image of the City in order to attract new investment and jobs; and make the City more attractive to tourists and visitors. The Council wishes to see green areas which are established alongside roads designed to a high quality and without the use of shrubs where these would form a litter trap. Where high quality open space cannot be provided then the Council will promote the site for built development.

The proposed development would accord with policy E3.3 in that it would involve the development of a contemporary building, thereby improving the appearance of the site in the Upper Brook Street streetscape.

Saved policy DC19 - Listed Buildings - In determining applications for planning applications for development having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

The proposed development would not for the reasons outlined in more detail below have an adverse effect on the listed buildings architectural or historical character and indeed would on balance enhance the character of the building, its appearance within the street scene and secure its long term future use.

Saved policy DC20 - Archaeology - The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:
a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, in exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city , and will consider the effect of new development proposals that are likely to be generators of noise.

As with the Core Strategy policies above, the detailed assessment of the scheme contained within the following issues section of this report will outline that it is considered the proposal accords with all of the saved UDP policies listed above.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted April 2007)

National Policy Guidance outlines that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design.

Providing for Housing Choice - Supplementary Planning Document & Planning Guidance
This document provides guidance about the mix of new housing required in Manchester, and seeks to deliver affordable housing provision. Paragraph 5.58 outlines where there may be exceptions to providing affordable housing within a proposed development. This criteria includes where the financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability. Although this scheme falls below the threshold for affordable housing, the applicant submitted a viabilit assessment in connection with the earlier application for the wider overall site (which included the provision of nine one bed units in the same location as those now being proposed , but without the communal accommodation at basement level) in order to demonstrate that the proposed development would not be viable if affordable housing is a requirement as part of the proposed development. This was assessed by appropriate officers who subsequently advised that on the basis of the figures supplied by applicant at the present time, it would be difficult to substantiate affordable housing for this scheme.

Ardwick Local Plan (2007)
The Ardwick Local Plan sets out a 10 - 15 year strategy to address the area's social, economic and physical needs. The SRF prioritises new-build housing to address the depopulation of the central core of Manchester. The Local Plan study area is dominated by public sector housing, with a lack of diversity and choice including a mix of tenures. The opportunity exists to deliver a much broader range of property, aimed at families, properties for sale and (potentially) the student market.
Parts of Ardwick are undergoing major housing change, with the Grove Village PFI, the proposed Brunswick PFI, the NEM led regeneration proposals for West Gorton and potential stock transfer options all contributing towards positive change.

In addition to general policies and strategic guidance for the Ardwick area, the Local Plan includes a Neighbourhood Action Plan for Brunswick (which extends to Upper Brook Street as its western boundary). The Neighbourhood Action Plan describes the Brunswick area and the issues that it faces; 'The neighbourhood is dominated by the Brunswick estate; a social housing estate planned on Radburn principles, with extensive pedestrian only access routes to housing, schools and community facilities. The existing neighbourhood centre on Brunswick Street has very poor facilities. Brunswick is a hot spot for antisocial behaviour related to drug and alcohol misuse. There is a concentration of hostels and temporary accommodation in the area, which is related to the problem of antisocial behaviour'.

Para C1.5 sets out the regeneration priorities for the Brunswick neighbourhood which are to: Use the Neighbourhood PFI project to comprehensively regenerate the area, transforming the housing stock and diversifying tenure; Work with members, residents and potential developers to create a Masterplan framework for the redevelopment of the estate

as part of the PFI process; Create a new neighbourhood centre in the vicinity of the Apollo roundabout; Undertake further residential and commercial development along the main road corridors; Invest in and enhance public realm along the Upper Brook Street corridor to mitigate the impacts of increasing traffic through better public transport, pedestrian and cyclist provision. An enhanced public realm will also serve to improve connections between Brunswick and the Oxford Road Corridor and improve the profile of Brunswick as a place to live; Implement measures to successfully manage the impact of supported housing on the wider community and develop plans to reduce the proportion of supported housing and temporary accommodation in the ward; and Use the new Medlock Primary School, Sure Start Children's Centre and the new health centre to provide a co-ordinated approach to providing services to families and improving community access.

Central Manchester Strategic Regeneration Framework

The Central Manchester Strategic Regeneration Framework (SRF) was adopted by the City Council in 2006. The document defines the needs and priorities for Central Manchester in order to prioritise investment and activity in the area, aligning them with the major opportunities to deliver a sustainable future for the area. Central Manchester has a diverse population and areas with distinctive identities. It is well located, close to the thriving city centre and major centres of education and employment such as the universities and hospitals, Sports City and Central Park. However, many people are still missing out on prosperity and live in neighbourhoods, which they feel are not as safe or attractive as they want them to be.

The main vision for Central Manchester including Ardwick is 'The connected cities, connected citizens'. The vision is for an area in which residents are re-connected with the opportunities available; to live in high quality neighbourhoods and enjoy the economic benefits, improved services and facilities offered by the area's dynamic and growing economy. One of the key areas covered by the Central Manchester Regeneration Framework (SRF) is Ardwick, where this site is located. The overriding purpose of the SRF is to; Provide a strong vision for Central Manchester over the next 10 - 15 years; set a broad spatial framework within which investment can be planned and guided to make the greatest contribution to social economic objectives; reflect Manchester's Community Strategy, identifying opportunities for Central Manchester to contribute to the wider City Objectives and identify where improvements to public services can be delivered for the communities of Central Manchester, building on good practice of regeneration in Manchester and elsewhere.

Issues

Environmental Impact Assessment

The previous application for the wider site (ref: 102531) was subject to a Screening Opinion for an Environmental Assessment on 18th June 2013. The Screening Opinion considered that the proposals were of a limited scale and restricted by the overall size of the site (0.15 hectares) and the existence of the Listed Building on the site which is to be retained, repaired and restored.

The local planning authority's view was that whilst there would be some cumulative impacts in terms of traffic generation, emissions and noise with other development these impacts were not considered to be significant.

The proposed development would take place on predominantly previously developed land in close proximity to existing educational, residential and commercial uses. The site does

not lie within a conservation area although the building subject of the part of the proposals is Grade II* Listed.

Notwithstanding the fact that the former Welsh Baptist Chapel is a Listed Building the land was not in an environmentally sensitive location and was not known to comprise high quality or scare resources that would be affected by the proposed development.

The site is located within the centre of a large complex urban area and is not considered to be an environmentally sensitive or vulnerable area.

In the light of guidance contained within Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and within Circular 2/99, it was therefore considered that an Environmental Assessment was not required in this instance.

Principle

This site is in on the fringe of the Brunswick residential area, on the edge of the City Centre, and the principle of using this site for residential purposes accords with the aspirations outlined in the policies above and is considered to be acceptable in this location.

The construction of a single storey building to form nine one bed units with accommodation in the roof space was approved previously as part of application refs:102531 and 10532. The current proposal seeks to provide basement accommodation set below the single storey building that was granted approval previously. However, the impact of the proposed development on the character of the area and the surrounding commercial properties should be assessed.

Regeneration

The proposed development has the potential to have a material and positive impact on the regeneration of the area and would help to support the local economy. It is considered that the proposed scheme (in conjunction with the applications currently under consideration on the adjacent former Chapel and Sunday School) has the quantum of development to facilitate the creation of an attractive sustainable community and improve the local neighbourhood, bringing forward needed residential accommodation.

Layout

The scheme involves the location of nine duplex apartments in a block alongside the southerly boundary. Whilst it would have been preferable to set this block way from the existing (and retained) hedge which forms this boundary, consideration has been given the setting of this block and relationship to the Grade II* listed building which is to be retained and refurbished as part of other applications under consideration. On balance the location of the proposed new build element of the scheme is considered to be acceptable in terms of layout.

Density and Scale

The surrounding area is characterised predominantly by low rise commercial uses to the east of Upper Brook Street and higher rise buildings within the university corridor to the west of Upper Brook Street . This proposal would provide 9 units in a in a new single storey building, with communal accommodation at basement level. The massing of the new building has been carefully considered so as not to adversely affect the setting of the adjacent or nearby listed buildings.

It is considered that this development is acceptable in relation to density and massing.

Design and Appearance and impact on Listed Building

Sections 16, and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of 'sustainable development' (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, it is essential to ensure that the development of the site sustains and contributes to the stimulation of a thriving historic environment.

Paragraph 131 of the NPPF states that in determining planning 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;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be.

The proposed single storey block has been designed to comprise stack bonded brick slips, with standing seam panels above the brickwork along the southern elevation and forming the roof. Following concerns expressed from consultees it is proposed to attached a condition to require notwithstanding the materials annotated on plan ref: 8015 (05)002 rev.A that all materials and specifications of the materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management shall be agreed prior to commencement of works, in order for the impact to be fully assessed in terms of the potential impact on the setting for the adjacent listed building.

The proposal would also involve the Chapel and single storey new build units being linked internally by a corridor arrangement at basement level. This would have no impacts in terms of visual amenity, but would have an impact on the external fabric of the Grade II* listed building. In order to ensure that detailed consideration is given to the finalised specific works undertaken to facilitate the link corridor connection to the listed building, it is recommended to attach conditions to require the submission of details of any paint removal; internal plaster repairs, ceiling repairs; finalised details of junction between new link and existing buildings; flashing and jointing details between new and existing, and inventory / detailed record and method statement for removal of any fallen items and debris. Furthermore, that full survey drawings, schedule of work, method statement and detailed specification for all works to stonework, and repointing (both internal and external) information is submitted for consideration before the commencement of development.

In view of the above it is considered that the proposed development would on balance be consistent with sections 7 and 12 of the National Planning Policy Framework policies SP1, DM1, CC9 and EN3 of the Core Strategy and saved UDP policy DC 19.

Disabled Access

Lift access is proposed is proposed to four of the five floors proposed within the chapel including the basement. The proposed link corridor would lead directly to the proposed lift and stair access at basement level in the former Chapel , thereby enabling the future occupiers of the Chapel to be able to easily access the communal facilities which form part of this proposal.
The planning agent has confirmed that the proposed residential units would have level access.

Flood Risk

The northerly part of the wider overall site lies within Flood Zone 2 with the part of the site lying in Flood Zone 3.This application is accompanied by a Flood Risk Assessment (FRA) , which identifies that the nearest water feature is the River Medlock which is located 300i to the north of the site. There are no specific records of ground water flooding for the site noted in the SFRA, and no records from the existing site uses being flooded as a result of ground water.·The FRA confirms that the proposed development does not include any works which would increase the risk of flooding to or from the development from ground water sources . The FRA advises that the proposed development would utilize the flood resilient techniques recommended in the NPPF guidance where appropriate , including installing air bricks and wall sockets as high as is feasible and practicable in order to minimise impact of any flooding in the future, and ground floor waterproofing extending to appropriate level above existing ground levels.

The site is considered to be generally at a low risk from all sources of flooding except potential fluvial residual flooding in extreme events. The proposed development is categorised as 'more vulnerable' in accordance with the NPPF; it is therefore an appropriate type of development within Flood Zone 3 if the NPPF Exception Test can be passed.

The proposed development can incorporate suitable flood resilience measures. Evacuation is feasible and a low hazard given the flood setting. Based on the likely flooding risk, it is considered that the proposed scheme could be developed and operate safely in flood risk terms, without increasing flood risk elsewhere, and is therefore appropriate development in accordance with the NPPF.

The Environment Agency have indicated that they have no objections on the basis that the measures outlined in the FRA are implemented.

Boundary treatment

The current proposal makes no reference to any boundary treatments, as they fall outside the site area under consideration. For clarity, the application for the wider overall development proposal involves the retention of the existing railings and stone kerb below (1.8m overall), repairing them where necessary and repainting them on the north -west and southern boundaries. The existing gates to the Upper Brook Street frontage would be reset within new 2.15m high stone gate piers in front of the main entrance to the former Chapel building, with a new wall proposed to the southern end of the Upper Brook Street frontage to the rear of the bus shelter, which would form part of a proposed cycle store.

The existing low wall to the north eastern boundary would be retained, with the hedge to the south eastern boundary being retained , or replaced (if necessary).

Comments from the local business regarding the Laurel hedge have been noted, and have also been given consideration previously (as part of application ref:102531), but as advised earlier in the report , although it would have been preferable to set this block way from the existing (and retained) hedge which forms this boundary, consideration has been given the setting of this block and relationship to the Grade II* listed building which is to be retained and refurbished as part of other applications under consideration. On balance the location of the proposed new build element of the scheme is considered to be acceptable in terms of layout. Furthermore, the hedge is proposed to be retained, the option to replace the hedge would only be considered if the hedge does not survive following the implementation of the proposed development.

The scheme would also include the provision of a remote control sliding gate with railing infill to the car park from Upper Brook Street. It has been previously considered that the proposed details were acceptable in this location, and would not detract from the setting of the listed building.

Lighting

No details of any lighting proposal have been submitted in respect of the proposed development, or for the wider site including the Grade II* listed buildings. It is recommended that a condition be attached to any approval to require full details of all external lighting to be erected within the development to be submitted and agreed in writing. This is also in order to enable the full impact of such proposals on security, and the listed buildings.

Archaeology

A draft Written Scheme of Investigation for a Desk-based assessment and Graveyards Survey was submitted as part of the revised Design & Access Statement accompanying the previously approved application for the wider overall development.

Given the comments made previously by the Greater Manchester Archaeological Advisory Services, it is recommended that any approval is conditioned to require that the applicant submits an archaeological assessment , prepared by a suitably qualified and independent archaeological consultant for consideration, along with a specification for the archaeological recording, recovery, assessment, analysis, research, reporting and disposal of the gravestones and skeletal population, if the single storey element of the proposed development remains part of the proposed development.

Subject to compliance with the above the proposals would be consistent with section 12 of the National Planning Policy Framework, policy EN3 of Core Strategy and saved UDP policy DC20.

Graveyard

As part of planning approval ref: 102531 for the wider overall development , the developer that advised in the revised Design & Access Statement that all graves and memorial stones would be identified and recorded; that the exhumation and removal of graves and archaeological assessment would be undertaken in accordance with archaeological brief outlined in the revised design and access statement, and that the graveyard ground works and preparation for the single storey apartment block would be in accordance with a method statement taking account of the outcome of the archaeological investigation , and agreed prior to works commencing .

All exhumation works have now been undertaken, graves and memorial stones identified and recorded. It is however recommended that a condition be attached to any approval to require , that the graveyard ground works and preparation for the single storey apartment block would be in accordance with a method statement taking account of the outcome of the archaeological investigation , and agreed prior to works commencing . This is pertinent to the current proposal, which would locate a basement area for the proposed single storey block of apartments which would be located primarily in the area where the exhumations have been completed.

Discussions have previously taken place with the applicant in connection with application ref:102531 in regard to not developing the graveyard as part of the proposal development, due to the graveyard having important historic significance. However, the overall wider development would not be viable due to the significant level of restoration works required to the former Chapel and Sunday School, without the development of the duplex accommodation within the graveyard. For this reason it was not possible to remove this element from the proposed development proposals.

For the reasons outlined above in the report it is considered that the benefits of the wider development scheme to bring the former Welsh Baptist Chapel back in active use after a long period of dereliction would on balance outweigh the impact of developing residential accommodation within the graveyard, subject to conditions relating to archaeology (including an archaeological survey and recording of graveyard monuments and recording and recovery of the skeletal population, together with analysis of grave/ coffin fittings, clothing and other cultural items, palaeopathological analysis of the skeletal population, and specification and arrangements for the re-interment of the skeletal population); a finalised detailed method statement for the works to be undertaken to the graveyard (including the precise details the layout of the gravestones), and proposals for a heritage board to be erected at the site which shall include a presentation and interpretation of the importance of the church and graveyard , and heritage of the site . These conditions are proposed to be attached to the associated planning application currently under consideration (ref: 110845)

Other matters raised by objectors

A local business has raised concerns in regard to the wall along the southern boundary which forms the rear elevation of the duplex units and the cycle store. As referred to earlie in this report it is proposed to attach a condition to require notwithstanding the materials annotated on plan ref: 8015 (05) 002 rev. A that all materials and specifications of the materials to be used on all external elevations of the development are submitted. It will therefore be possible to revisit the elevational treatment of the duplex units to potentially reduce the impact of the proposed development on the access to their building.

Conclusion

The proposal forms part of a wider development scheme to bring the former Chapel building and Sunday School back into sustainable re-use that with preserve what remains of this highly significant heritage asset is very welcomed indeed. The proposed development would aid the viability of the overall wider development scheme to enable the retention, repair and restoration of the former Chapel and Sunday School buildings, to retain the heritage asset as an important landmark in the street scene.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning 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 approval of the application is proportionate to the wider benefits of approval 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
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. 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.
The applicant sought pre-application advice from the City Council prior to the submission of this planning application and advice given at this stage was incorporated into the design of the submission.

Condition(s) to be attached to the decision

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents and plans in respect of the new build accommodation only:

8015 (01) 000 (Site edged red), 8015 (04) 201 rev.B (basement floor plan), 8015(04) 009 rev.C (basement floor plan), 8015 (04) 202 rev.A (ground floor plan option B), 8015(04) 010 rev.C (ground floor plan option B), 8015 (04) 203 rev.B (first floor plan option B), 8015(04) 011 rev.B (first floor plan option B),8015(05)002 rev.A (New Build Elevations as proposed), 8015 (06) 002 (Chapel Sections) as proposed date stamped as received 18th December 2015;

Welsh Baptist Chapel - Internal specification; Heritage statement ; Planning Statement; Design & Access Statement received 18th December 2015;

Flood Risk Assessment received by e-mail 1st February 2016.
Emails from planning agent dated 19th and 22nd February 2016

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 Manchester

3) Notwithstanding the materials annotated on plan ref: 8015 (05)002 rev.A, no approved development shall commence until samples and specifications of the materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management have been submitted to and approved in writing by the City Council as local planning authority.
The development shall be constructed only using the approved materials.

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, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) Before development commences, a detailed method statement for the erection of any scaffolding to the former Chapel buildings, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

5) Before development commences full survey drawings, schedule of work, method statement and detailed specification for all works to stonework, and repointing (both internal and external) in connection with the link corridor , shall be submitted and approved in writing by the City Council as local planning authority. The works of repair and reinstatement shall be carried out in accordance with the approved details before occupation of the units hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Before development commences, finalised specifications of the following works to the former Chapel in association with the link corridor shall be submitted to and approved in writing by the City Council as local planning authority:

a) Details of any paint removal .

b) Internal plaster repairs, ceiling repairs.

c) Finalised details of junction between new link and existing buildings.

d) Flashing and jointing details between new and existing.

e) Inventory / detailed record and method statement for removal of any fallen items and debris.

The works of repair listed above shall be carried out in accordance with the approved details before occupation.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Before development commences, a finalised detailed method statement for the works to be undertaken to the graveyard (including the precise details the layout of the gravestones), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building, pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

8) Before development commences finalised specifications of all mechanical and electrical servicing , including cabling, drainage and pipework , shall be submitted and approved in writing by the City Council as local planning authority. The development hereby approved shall not be occupied until the approved scheme has been implemented in full.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
-an archaeological desk-based study
- an archaeological survey and recording of graveyard monuments
- recording and recovery of the skeletal population
2. A programme for post investigation assessment, research and re-interment to include:
- analysis of the site investigation records
-analysis of grave/ coffin fittings, clothing and other cultural items
- palaeopathological analysis of the skeletal population
- production of a final report on the significance of the archaeological and historical interest represented.
-specification and arrangements for the re-interment of the skeletal population

3. Provision for publication and dissemination of the analysis and report on the site investigation - including publication as part of the 'Greater Manchester's Past Revealed' series.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved Policy DC20.1 of the Unitary Development Plan for the City of Manchester and in accordance with NPPF Section 12, Paragraph 141(- To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible), and policies SP1, H1,EN1 and DM1 of the Core Strategy for Manchester.

10) No development shall commence until a scheme has been submitted to and approved in writing by the City Council as local planning authority, detailing measures to ensure the submission of an accurate survey of the external areas identifying the position and condition of individual gravestones; a detailed methodology of the realignment of the grave stones and their incorporation into the hard landscaping scheme and laying out of pathways, including an excavation strategy with the graveyard area and individual graves and measures to safeguard gravestones during the various phases of the development. The approved scheme shall be implemented in full prior as part of the authorised development.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN3 of the Core Strategy for Manchester and the guidance contained within the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Corporate Property
South Manchester Regeneration - Central SRF
Greater Manchester Police
Historic England (North West)

2 -48 Hursthead Walk, Manchester, M13 9UT
2 - 10 Cray Walk, Manchester, M13 9UU
2 – 6 Craigwell Walk, Manchester, M13 9WN
First Floor Flat 149 Lloyd Street South, Manchester, Manchester, M14 7LA
4 Helmshore Walk, Manchester, M13 9TH
Manchester University, Oxford Road, Manchester, M13 9PL
Block A Flat 1, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 2, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 3, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 4, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 6, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 8, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 6, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 5, Kincardine Court, Kincardine Road, Manchester, M13 9JA
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Block B Flat 3, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 2, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 1, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 28, Kincardine Court, Kincardine Road, Manchester, M13 9JA
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Block A Flat 19, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 18, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 7, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 5, Kincardine Court, Kincardine Road, Manchester, M13 9JA
University Of Manchester Telecommunications Network, Oxford Road, Manchester, M13 9PL
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Prospects House, Booth Street East, Manchester, M13 9EP
19 - 21 Upper Brook Street, Manchester, M13 9XH
Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Islamic Academy, Upper Brook Street, Manchester, M13 9AJ
Block A Flat 13, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 13, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 13, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat A, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat B, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat C, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat D, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat E, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat F, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat G, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat H, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat J, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat K, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat L, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat M, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
James Chadwick Building, Booth Street East, Manchester, M1 7HR
Worsley Court Wilmslow Road, Manchester, Manchester, M14 5LU
John Dalton Building Chester Street, Manchester, Manchester, M1 5GD
Flat 5 Hudson Court 63 Ardwick Green North, Manchester, Manchester, M12 6ER
13 Sefton Close, Manchester, Manchester, M13 9TW
6 Arkley Walk, Manchester, Manchester, M13 9YN
184 Withington Road, Manchester, Manchester, M16 8WJ
16 Quinton Walk, Manchester, Manchester, M13 9YG
14 Clayburn Road, Manchester, Manchester, M15 5EA
19-21 Upper Brook Street, Manchester, M13 9XH
Flat 5, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER
1 Tower Square, Manchester, Manchester, M13 9RL
2 -6 Whitekirk Close, Manchester, M13 9TE
1 – 13 Haymans Walk, Manchester, M13 9TF

2 Haymans Walk, Manchester, M13 9TF
4 Haymans Walk, Manchester, M13 9TF
6 Haymans Walk, Manchester, M13 9TF
8 Haymans Walk, Manchester, M13 9TF
2 Hardshaw Close, Manchester, M13 9TN
4 Hardshaw Close, Manchester, M13 9TN
6 Hardshaw Close, Manchester, M13 9TN
53 - 57 Upper Brook Street, Manchester, M13 9TD
45 Upper Brook Street, Manchester, M13 9WS
2 Rudcroft Close, Manchester, M13 9XT
4 Rudcroft Close, Manchester, M13 9XT
2 Parkbridge Walk, Manchester, M13 9XZ
4 Parkbridge Walk, Manchester, M13 9XZ
6 Parkbridge Walk, Manchester, M13 9XZ
8 Parkbridge Walk, Manchester, M13 9XZ
10 -Helmshore Walk, Manchester, M13 9TH
12 Helmshore Walk, Manchester, M13 9TH
14 Helmshore Walk, Manchester, M13 9TH
16 Helmshore Walk, Manchester, M13 9TH
2 Helmshore Walk, Manchester, M13 9TH
20 Helmshore Walk, Manchester, M13 9TH
22 Helmshore Walk, Manchester, M13 9TH
24 Helmshore Walk, Manchester, M13 9TH
26 Helmshore Walk, Manchester, M13 9TH
28 Helmshore Walk, Manchester, M13 9TH
30 Helmshore Walk, Manchester, M13 9TH
32 Helmshore Walk, Manchester, M13 9TH
34 Helmshore Walk, Manchester, M13 9TH
38 Helmshore Walk, Manchester, M13 9TH
40 Helmshore Walk, Manchester, M13 9TH
48 Helmshore Walk, Manchester, M13 9TH
50 Helmshore Walk, Manchester, M13 9TH
6 Helmshore Walk, Manchester, M13 9TH
8 Helmshore Walk, Manchester, M13 9TH
1 -51 Skerry Close, Manchester, M13 9UD
2 -16 , 1-15 Deanwater Close, Manchester, M13 9US

Appendix 2 – Planning constraints

Removal Of PD Rights Change Of Use From Class C3 To Class C4
All buildings, structures,erections and works exceeding 90m
Islamic Academy,Upper Brook Street,Manchester,M13 9AJ,

Appendix 3 – Monitoring information recorded

No monitoring information recorded