

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137593/VO/2023

Date registered valid: 28 July 2023

Proposal: City Council Development for elevational alterations to existing building, extension of car park and landscaping works.

Address: Camberwell Park School Belthorne Site, 30 Belthorne Avenue, Manchester, M9 7DD

Ward(s): Charlestown Ward

Applicant: Mr Philip Schofield, Manchester City Council

Agent (if any): Mr Philip Schofield, Manchester City Council

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 October 2023

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 16 August 2023

Standard consultations:

Printed: 9 August 2023 Expired: 30 August 2023

Neighbour notifications

Printed: 16 August 2023 Expired: 6 September 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to Camberwell Park School Belthorne Site within the Charlestown ward of north Manchester. The property relates to a single storey brick built building with a steel profiled sheet pitched roof over in single spans, built approx. 1983. The building was previously used as a Sure Start centre and at the time of the site visit, the building was vacant. The property is accessible from Belthorne Avenue and bounded by high weldmesh perimeter fencing. The property benefits from an off street car park, a refuse store to the north east of the site and soft and hard landscaping surrounds the site.

Description of development

The submitted application seeks planning permission for the City Council Development for elevational alterations to existing building, extension of car park and landscaping works.

The proposed use for the building would be a Family Time Centre. However, as the proposed use (Family Time Centre) and existing use (Sure Start Centre) would sit within the same Use Class, planning permission is not required for the change of use. Planning permission is only required for the works to support the change of use.

The elevational alterations would include re-roofing the property and inserting new windows and doors across the site. The existing roof is made of galvanised steel which is currently in a poor state of disrepair. The building would be re-roofed with a Britmet's Villatile- a lightweight, granulated metal tile, designed to give the appearance of a traditional double roman concrete tile of Terracotta colour. A sample was provided for consideration and photos of the sample is recorded for consideration. New windows and doors would be inserted across the site which would be grey coloured powder coated aluminium.

The car park would be extended as part of the works, by removing the existing kerbs, flags and pram store. The kerbs and surfaces would be relaid/ made good after their removal. This would make room for 6 additional spaces to be created, one of which would be a disabled space. This would result in 11 spaces in total. The car park would receive white thermoplastic lines and disabled bay in yellow.

Landscaping works to the site would include soft landscaping with the relocation of the Common Whitebeam Tree (*Sorbus aria*). It has a mature tree with a trunk diameter of 23.5cm, a crown height of 1.9m-4.8. The agent proposes to replace the existing tree with 3 no. new common Whitebeam trees (*Sorbus aria*), 1501-80cm- 2no. to be inserted to the front of the site and 1no. to the rear.

Hard landscaping works would also occur including flags and the kerbs would be re-laid to link the pedestrian gate entrance and new path. A new path would be located to the south of its original position. It is proposed that the car park and path would be separated with hoop barriers set behind the re-laid kerb. Examples of the loop barriers to be installed were provided as supporting information with the application. Cycle hoops would also be created for cycle storage close to the main entrance of the building and examples of the cycle hoops to be inserted at the site were submitted for consideration. 4 EV charging points would be inserted at the site for use by staff. Supporting information was provided in relation to the EV charge points proposed.

Planning History

077079/VO/2005/N1- Belthorne Avenue Childrens Centre 30 Belthorne Avenue- CITY COUNCIL DEVELOPMENT for the erection of replacement 3 metre high perimeter weldmesh security fencing.
Approved 30 November 2005.

F15940/LA- Site at Belthorne Avenue- City Council Development- Erection of a day nursery.
Approved 30 July 1981.

Consultations & Notification Responses

Local Councillors

One local councillor, Councillor Hannah Priest, made contact during the course of the application. The Councillor raised concerns on behalf of her constituents and raised concern with the amount of parking proposed for herself. The Councillor asked for further information in relation to access and parking.

Local Residents

Local residents were consulted and 10 neighbour responses were received. The following concerns were raised:

- Lack of clarity of when the works would start or when the centre would be in use.
- Lack of information in regard to opening times/ days of the centre and the number of staff to be employed.
- Concern in relation to parking and traffic noise. Residents highlighted the existing tight relationship between the roads and lack of existing parking and how the number of parking spaces proposed would be insufficient for the proposed use and proposed number of service users/ members of staff. Concern over potential severe congestion and risk to the safety of pedestrians, children and vehicles of Belthorne Avenue. Impact to existing parking arrangements for the local residents.
- Disruption from the construction works.
- Concern with the use and how service users would interact with the street- noise, disturbance etc.
- Increase activity creating concern to local drainage systems.
- Concerns about the bins connected to the site being collected without vehicles blocking the route and local rat infestations.

Highway Services

Highway Services were consulted on the application and provided the following comments:
PARKING AND ACCESS:

There are currently 5 car parking spaces located within the site's curtilage. The car park will be reconfigured, and 6 additional spaces installed, one of which will be disabled.

To accommodate these parking spaces the existing footpath, landscaping and fencing adjacent to the main entrance will be moved to the south.

Vehicular access to the site is gained from Belthorne Avenue. It is noted that an existing vehicular crossover is present in this location in order to facilitate this access.

The existing entrance from Belthorne Avenue will be retained and no changes are proposed to the gates, entrance of perimeter. This access has dropped kerbs and double gates to the car park. This is acceptable to Highways.

REFUSE AND SERVICING:

A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. The proposals will not increase the number of staff or visitor numbers and therefore it is anticipated that the waste generated will not increase.

CONSTRUCTION MANAGEMENT:

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

FURTHER COMMENTS 12TH OCTOBER 2023:

Information has been provided on EV Charging Points. The submitted information confirmed that the EV charges are for MCC staff and activated by a RFID card. The chargers will be 2 x double Aflen pro-line models and are 22kw mounted on steel poles. Highways are satisfied with the proposals.

Environmental Health

Environmental Health were consulted on the application and provided the following comments:

AIR QUALITY 2* EV Charge points for the additional car parking proposed.

- a) Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority.
- b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

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

**The developer should refer to MCC's AQ Guidance Note for EV charge point recommendations for non residential proposals.*

CLAND Watching Brief (Advisory)

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site during any landscaping work the developer is advised to cease works and call Contact Manchester on 0161234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Neighbourhood Trees (Arboriculture)

Neighbourhood Trees (Arboriculture) were consulted on the application and provided the following comments:

I have viewed the documents and there is very little information regarding the potential impact on the trees on this site.

Without an Arboricultural impact assessment, it would be very difficult to pass comment on the proposed site alterations.

Greater Manchester Police

Greater Manchester Police were consulted on the application and provided the following comments:

I've taken a look at the proposals and I am not too concerned with the proposals but I do have the following recommendations.

1. I would highly recommend that the new door/window systems are certified to a burglary resistant standard (i.e. PAS 24 or similar) and any glazing is laminated to a minimum standard of P2A under BS EN 356.
2. I would highly recommend that the building is covered by a comprehensive intruder alarm system with a response facility.
3. New car parking areas should be illuminated to a high standard to allow safe use when it is dark and the centre is still open (i.e. in the autumn/winter months).
4. The proposed new fence line should be carefully plotted so that it does not pass too closely to any potential climbing aids that could allow an offender to climb into the site. Any existing fences should be examined for damage and replaced/repaired where necessary.

Issues

POLICY

The National Planning Policy Framework (September 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- 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.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

ISSUES

Principle of Development

The application seeks permission for the City Council Development for elevational alterations to existing building, extension of car park and landscaping works. As the proposed use (Family Time Centre) and existing use (Sure Start Centre) would sit within the same Use Class, planning permission is not required for the change of use. Planning permission is only required for the works to support the change of use. As stated within the Design and Access Statement submitted with the application, the application would ensure the proposed Family Time Centre is situated within a high quality environment for the service users. The proposal is therefore considered acceptable in principle. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Visual /Residential Amenity

Elevational alterations to existing building:

The Centre is set back from Belthorne Avenue. The changes to the building itself would include re-roofing the building with a Britmet's Villatile- a lightweight, granulated metal tile, designed to give the appearance of a traditional double roman concrete tile of Terracotta colour. New windows and doors would be inserted across the site which would be grey coloured powder coated aluminum. The elevational alterations would ensure the building appears visually appealing to support the use of the Centre. The changes would be visible from the surrounding properties, including those along Belthorne Avenue. The changes would not give rise to any adverse visual/ residential amenity implications and would rather improve the visual aesthetics of the building.

Extension of car park:

The car park would be extended as part of the works, by removing the existing kerbs, flags and pram store. The kerbs and surfaces would be relaid/ made good after their removal. This would make room for 6 additional spaces to be created, one of which would be a disabled space. This would result in 11 spaces in total. The car park would receive white thermoplastic lines and disabled bay in yellow.

The extension of the car park would improve the parking available for members of staff and service users to park cars off street. To support the city's vision to be carbon neutral by 2038, Environmental Health requested an EV charging point condition be attached to any approval granted to provide the opportunity for charging of electric vehicles. The pre commencement condition was sent to the agent for consideration and the agent confirmed agreement to the condition via email on 24 August 2023. The agent was in a position to supply information in relation to EV charging points during the course of the application. The submitted information included confirmation that the EV charges are for MCC staff and activated by a RFID card. The chargers would be 2 x double Aflen pro-line models and are 22kw mounted on steel poles. Site plans showing the location of EV charging points and a technical datasheet of the charge point product were provided for review.

Highway Services reviewed the information in relation to EV charging points and were happy with the proposals.

Environmental Health reviewed the information in relation to EV charging points. Environmental Health stated for 11 or more parking spaces a minimum 20% EV charge points, and cable routes for all other non-retail spaces should be provided. However, Appendix IV- Electric Vehicle Charging - MCC Best Practice Recommendations, states the recommendations for non-residential is 11 or more parking spaces: minimum 20% EV charge points, and cable routes for all staff spaces. The agent proposes 4 no. charge points for 11 car parking spaces for staff only. Environmental Health raised concerns that the charge points would be available for staff only. However, it is the LPA's view that it is the operator's decision to determine how charge points are managed and Appendix IV refers the need to provide charge points for staff only. As the proposals exceed the 20% minimum EV charge points as confirmed in guidance, the proposals are considered acceptable.

The extension of the car park gave rise to concerns from surrounding neighbours and one local Councillor. Neighbours expressed concerns in relation to parking and traffic noise. Residents highlighted the existing tight relationship between the roads and lack of existing parking and how the number of parking spaces proposed would be insufficient for the proposed use. Concern over potential severe congestion and risk to the safety of pedestrians, children and vehicles of Belthorne Avenue was raised. Highway Services were consulted on the application to provide their professional judgement on the scheme. They raised no concerns with the proposal. As such, the proposal is considered acceptable despite the neighbour objections received.

Landscaping works:

Landscaping works to the site would include the relocation of The Common Whitebeam Tree (*Sorbus aria*). It has a mature tree with a trunk diameter of 23.5cm, a crown height of 1.9m-4.8. The Arboriculture Team requested an Arboricultural Impact Assessment be supplied for the removal of the tree. Given the nature of the proposal and tree, this was considered onerous. Instead, the agent provided a site plan and details of the replacement trees to be sited across the site (3 no. 3 no. new common Whitebeam trees (*Sorbus aria*, 1501-80cm). Whilst the loss of the Whitebeam tree to the front of the building is regrettable to the detriment of visual/ residential amenity to the surrounding properties, the replacement would ensure some benefit is returned to the site. Given the retention of much of the soft, green landscaping across the site, this is considered acceptable.

Flags and the kerbs would be re-laid to link the pedestrian gate entrance and new path. A new path would be located to the south of its original position. It is proposed that the car park and path would be separated with hoop barriers set behind the re-laid kerb. Examples of the loop barriers to be installed were provided as supporting information with the application and the agent confirmed the colouration of the hoop barriers would match the grey coloured powder coated aluminum of the proposed windows and doors. This is considered acceptable to tie in with the existing colour scheme at the site. 3 no. cycle hoops would also be provided, offering opportunities for staff/ visitors to store cycles. The agent provided a specification of the Sheffield cycle stand to be installed at the site. The elements of hard landscaping would not give rise to any adverse visual/ residential implications.

Overall, the proposal would not create any adverse impacts in relation to visual/ residential amenity.

Design and Appearance

Elevational alterations to existing building:

The roof would be re-roofed in a Britmet's Villatile- a lightweight, granulated metal tile, designed to give the appearance of a traditional double roman concrete tile of Terracotta colour. A sample was provided for consideration. The roof material is considered acceptable given it would complement the roof tiles within the surrounding streetscene and would be conditioned accordingly within any approval granted. New windows and doors would be inserted across the site which would be grey coloured powder coated aluminum and are considered acceptable.

Extension of car park:

Works in association with the car park are considered appropriate in terms of design and form. The car parking spaces proposed are considered acceptable in terms of size.

Landscaping works:

The agent provided details of the replacement trees to be inserted on the site, including the location of the replacement trees. The details are considered acceptable in design and appearance and would be conditioned within any approval granted.

Hoop barriers would be set behind the re-laid kerb. Examples of the loop barriers to be installed were provided as supporting information with the application and are considered sympathetic to the proposal and commonly seen for similar kind of uses. Loop barriers would also match in terms of colouration of the proposed windows and doors and would give a consistent and coordinated appearance within the car park. The Sheffield cycle stand would be made of stainless steel and would be typical of bike stands in public areas. These elements are considered acceptable in size and form.

Security considerations:

GM Police were consulted during the application process and asked for a number of recommendations to be considered.

The agent provided the following information for consideration by GM Police:

- A lighting layout- perimeter outside lighting has been designed to cover car parking areas and it includes photocell lighting controls to turn lights on automatically when the weather is dark.
- Details in relation to a full alarm system: door contacts to all perimeter doors, internal dual type movement detectors, panic alarm button to reception, internal and external warning devices, control and signalling equipment, automatic warning to a monitoring centre by Red Care signalling equipment supplemented by internal and external audible warning devices, the existing steel shutters to windows and doors are to remain & be painted to match the new windows & doors.
- Full 3 metre high perimeter fence and gates.
- The external locks are to be PAS24 compliant locks with 3* security rated cylinders.
- The agent checked the proposed new fence line so that it does not pass too closely to any potential climbing aids that could allow an offender to climb into the site, as requested by the Police. Any existing fences should be examined for damage and replaced/repared where necessary. The agent checked this and it is not located near climbing aids. Existing fences have no damage.
- Specification and schedule for external windows and doors.

The Police reviewed the measures and were happy with the proposals. Environmental Health had no comments to make in terms of the lighting scheme proposed. The security measures would be conditioned accordingly within any approval granted.

Neighbour Comments

Further to the neighbour's concerns in relation to parking, other concerns were raised. The majority of concerns raised were not considered material planning consideration.

Concern was raised over the proposed bin store for the site for the neighbouring properties. Highway Services provided their professional view on the bin store arrangements. No concerns were raised.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1 and EN1.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been placed on any approval granted.

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

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

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

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

- Application Form, stamped as received by the City Council as Local Planning Authority on 18 July 2023.
- Drawing- Proposed- Elevations, numbered 03, stamped as received by the City Council as Local Planning Authority on 18 July 2023.
- Drawing- Existing & Proposed- Roof Plan, numbered 06, stamped as received by the City Council as Local Planning Authority on 18 July 2023.
- Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 28 July 2023.
- Waste Management- Site Waste Management Plan, stamped as received by the City Council as Local Planning Authority on 28 July 2023.
- Correspondence- Loop Barrier Details, stamped as received by the City Council as Local Planning Authority on 18 September 2023.
- Tree Survey or Information- Agent Confirming Trees to be Planted on Site, stamped as received by the City Council as Local Planning Authority on 20 September 2023.
- Supporting Information- Sample of Roof Material (1), stamped as received by the City Council as Local Planning Authority on 4 October 2023.
- Supporting Information- Sample of Roof Material (2), stamped as received by the City Council as Local Planning Authority on 4 October 2023.
- Drawing- Proposed- Lighting Layout, stamped as received by the City Council as Local Planning Authority on 5 October 2023.
- Drawing- Proposed- Floor Plans, numbered 05B, stamped as received by the City Council as Local Planning Authority on 5 October 2023.
- Correspondence- Agent Confirming EV and Security Measures Arrangements, stamped as received by the City Council as Local Planning Authority on 5 October 2023.
- Supporting Information- Door Schedule, stamped as received by the City Council as Local Planning Authority on 5 October 2023.
- Supporting Information- EV Charging Point Specification, stamped as received by the City Council as Local Planning Authority on 5 October 2023.
- Drawing- Site Plan- Location and Site Plan, numbered 0010-S4 REV C, stamped as received by the City Council as Local Planning Authority on 5 October 2023.
- Supporting Information- Cycle Stand Example, stamped as received by the City Council as Local Planning Authority on 17 October 2023.

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

3) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in Application Form, 'Correspondence- Loop Barrier Details' and 'Supporting Information- Cycle Stand Example', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4a) Prior to commencement of the development, the scheme for electric vehicle charging shall be implemented in accordance with the approved plans 'Correspondence- Agent Confirming EV and Security Measures Arrangements', stamped as received by the City Council as Local Planning Authority on 5 October 2023, 'Supporting Information- EV Charging Point Specification', stamped as received by the City Council as Local Planning Authority on 5 October 2023 and 'Drawing- Site Plan- Location and Site Plan, numbered 0010-S4 REV C', stamped as received by the City Council as Local Planning Authority on 5 October 2023.

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

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

5) Prior to occupation of the development the landscaping works shall be implemented in accordance with the approved plans 'Tree Survey or Information- Agent Confirming Trees to be Planted on Site', stamped as received by the City Council as Local Planning Authority on 20 September 2023, 'Drawing- Site Plan, numbered 0010-S4 REV C', stamped as received by the City Council as Local Planning Authority on 5 October 2023, 'Supporting Information- Cycle Stand Example', stamped as received by the City Council as Local Planning Authority on 17 October 2023 and 'Correspondence- Loop Barrier Details', stamped as received by the City Council as Local Planning Authority on 18 September 2023.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, 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 at the same 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.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as

shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

8) Prior to occupation of the development details of the security measures to be incorporated into the development shall be implemented in accordance with the approved details 'Drawing-Proposed- Lighting Layout', stamped as received by the City Council as Local Planning Authority on 5 October 2023, 'Correspondence- Agent Confirming EV and Security Measures Arrangements', stamped as received by the City Council as Local Planning Authority on 5 October 2023, and 'Supporting Information- Door Schedule', stamped as received by the City Council as Local Planning Authority on 5 October 2023.

The development shall only be carried out in accordance with these approved details at all times thereafter.

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.

9) If any lighting at 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 policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via

Contact Manchester (Tel. 0161 234 5004).

2) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site during any landscaping work the developer is advised to cease works and call Contact Manchester on 0161234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

Charlestown Dental Practice Limited, Charlestown Road, Manchester, M9 7ED
4 The Coppice, Manchester, M9 7FH
6 The Coppice, Manchester, M9 7FH
8 The Coppice, Manchester, M9 7FH
11 The Coppice, Manchester, M9 7FH
198 Charlestown Road, Manchester, M9 7ED
Charlestown Health Centre, Charlestown Road, Manchester, M9 7ED
33 Southdown Crescent, Manchester, M9 7DQ
27 Southdown Crescent, Manchester, M9 7DQ

8 Belthorne Avenue, Manchester, M9 7DD
6 Belthorne Avenue, Manchester, M9 7DD
54 Belthorne Avenue, Manchester, M9 7DD
5 Belthorne Avenue, Manchester, M9 7DD
44 Belthorne Avenue, Manchester, M9 7DD
4 Belthorne Avenue, Manchester, M9 7DD
37 Belthorne Avenue, Manchester, M9 7DD
31 Belthorne Avenue, Manchester, M9 7DD
35 Southdown Crescent, Manchester, M9 7DQ
29 Southdown Crescent, Manchester, M9 7DQ
2 The Coppice, Manchester, M9 7FH
10 The Coppice, Manchester, M9 7FH
7 The Coppice, Manchester, M9 7FH
9 The Coppice, Manchester, M9 7FH
48 Belthorne Avenue, Manchester, M9 7DD
36 Belthorne Avenue, Manchester, M9 7DD
14 Belthorne Avenue, Manchester, M9 7DD
13 Belthorne Avenue, Manchester, M9 7DD
12 Belthorne Avenue, Manchester, M9 7DD
10 Belthorne Avenue, Manchester, M9 7DD
1 Belthorne Avenue, Manchester, M9 7DD
31 Southdown Crescent, Manchester, M9 7DQ
25 Southdown Crescent, Manchester, M9 7DQ
23 Southdown Crescent, Manchester, M9 7DQ
66 Belthorne Avenue, Manchester, M9 7DD
62 Belthorne Avenue, Manchester, M9 7DD
56 Belthorne Avenue, Manchester, M9 7DD
52 Belthorne Avenue, Manchester, M9 7DD
46 Belthorne Avenue, Manchester, M9 7DD
39 Belthorne Avenue, Manchester, M9 7DD
38 Belthorne Avenue, Manchester, M9 7DD
35 Belthorne Avenue, Manchester, M9 7DD
23 Belthorne Avenue, Manchester, M9 7DD
18 Belthorne Avenue, Manchester, M9 7DD
17 Belthorne Avenue, Manchester, M9 7DD
15 Belthorne Avenue, Manchester, M9 7DD
3 Torrington Avenue, Manchester, M9 7EB
1 Torrington Avenue, Manchester, M9 7EB
7 Torrington Avenue, Manchester, M9 7EB
5 Torrington Avenue, Manchester, M9 7EB
64 Belthorne Avenue, Manchester, M9 7DD
60 Belthorne Avenue, Manchester, M9 7DD
58 Belthorne Avenue, Manchester, M9 7DD
50 Belthorne Avenue, Manchester, M9 7DD
42 Belthorne Avenue, Manchester, M9 7DD
40 Belthorne Avenue, Manchester, M9 7DD
33 Belthorne Avenue, Manchester, M9 7DD
29 Belthorne Avenue, Manchester, M9 7DD
27 Belthorne Avenue, Manchester, M9 7DD
3 Belthorne Avenue, Manchester, M9 7DD
25 Belthorne Avenue, Manchester, M9 7DD
2 Belthorne Avenue, Manchester, M9 7DD
16 Belthorne Avenue, Manchester, M9 7DD
3 The Coppice, Manchester, M9 7FH

1 The Coppice, Manchester, M9 7FH
34 Belthorne Avenue, Manchester, M9 7DD
28 Belthorne Avenue, Manchester, M9 7DD
24 Belthorne Avenue, Manchester, M9 7DD
Whitemoss Club For Young People, Youth Club, Southdown Crescent, Manchester, M9 7DQ
5 The Coppice, Manchester, M9 7FH
11 Belthorne Avenue, Manchester, M9 7DD
21 Southdown Crescent, Manchester, M9 7DQ
9 Belthorne Avenue, Manchester, M9 7DD
32 Belthorne Avenue, Manchester, M9 7DD
26 Belthorne Avenue, Manchester, M9 7DD
22 Belthorne Avenue, Manchester, M9 7DD
21 Belthorne Avenue, Manchester, M9 7DD
20 Belthorne Avenue, Manchester, M9 7DD
7 Belthorne Avenue, Manchester, M9 7DD
19 Belthorne Avenue, Manchester, M9 7DD

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA