MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 137134/FO/2023 |
| **Date registered valid:** | 1 June 2023 |
| **Proposal:** | External elevational alterations including installation of replacement windows as part of building fabric improvements. |
| **Address:** | Moss Side Millennium Powerhouse, 140 Raby Street, Manchester, M14 4SL |
| **Ward(s):** | Moss Side Ward |
| **Applicant:** | Lisa Davenport, Moss Side Millennium Powerhouse |
| **Agent (if any):** | Mr Tom Hallett, Q+A Planning Ltd |
| **Case officer:** | Joshua Lee<br>Tel: 0161 219 2851<br>Email: joshua.lee@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **04/07/2023** |

# Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 14/06/2023

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 7 June 2023 Expired: 28 June 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**

Proposal relates to the Moss Side Millennium Powerhouse Community Centre on Raby Street. The property is a large modern community centre sitting within Moss Side Park. The building has colourful rendering and tiling to its exterior and is heavily glazed. The site features a small car park and external sports facilities.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable



*Figure 1. View of site from street*




*Figure 2. Front Elevation*



*Figure 3. Side Elevation*



*Figure 4. Rear Elevation*

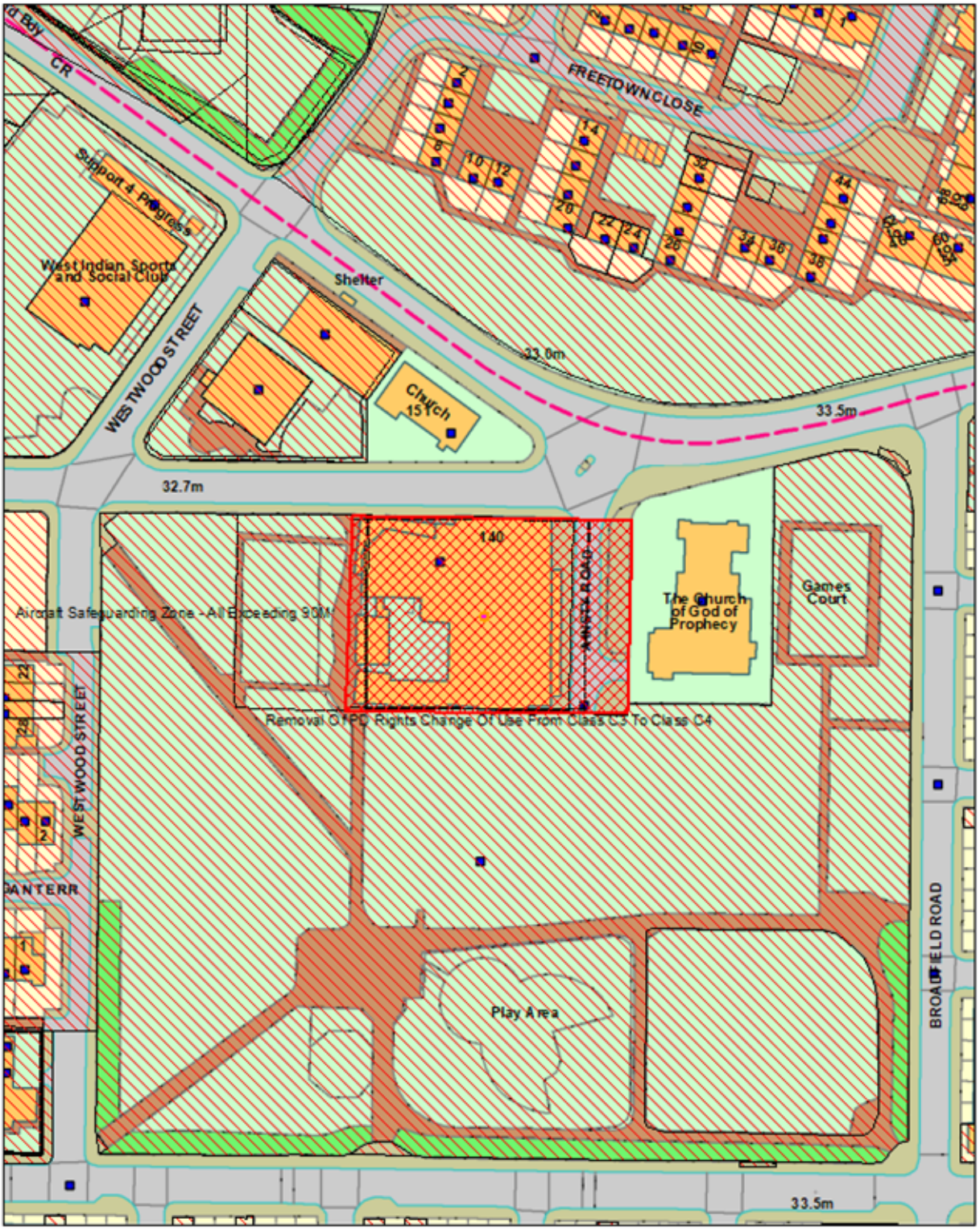


*Figure 5. Side Elevation*

**Description of area**

The site is situated in the Moss Side ward of Manchester. The area is mixed residential/recreational. The property sits within Moss Side Park. Bordering the park is residential accommodation. Immediately adjacent to the property is the Church of God Prophecy Christian Centre and opposite is the Brotherhood of the Cross & Star Church and the West Indian Sports and Social Club.

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**Description of development**

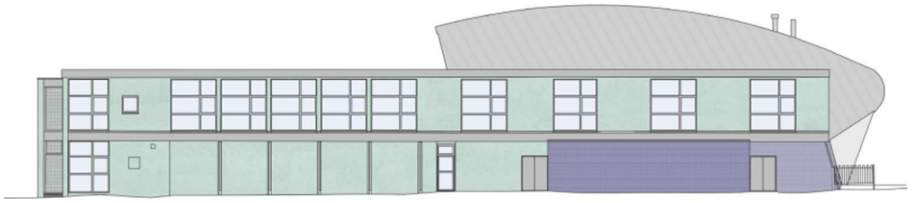
The applicant is seeking external elevational alterations including installation of replacement windows as part of building fabric improvements.

The proposal includes:

- Replacement of the existing insulated render with a much higher performance self-insulating render in a warm white colour.
- Replacement of existing steel single glazed crittall windows with a high performing aluminium and UPVC system in an anthracite finish.
- Changes to window sizes.
- Like for like repair of existing blue glazed bricks.
- Existing ground floor render around the band of the building to be replaced with an engineering brick slip to give the elevations a more robust finish.
- Replacement of curtain walling with solid infill panel.



## 3.7 Existing Elevations



South Elevation



East Elevation

Existing Materials:



- Concrete Framing



- Glass Bricks



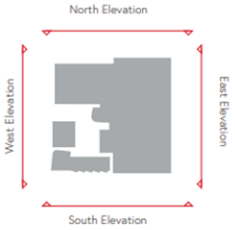
- Zinc standing seam



- Exterior Render (Varies in colour)



- Blue Glazed Brick







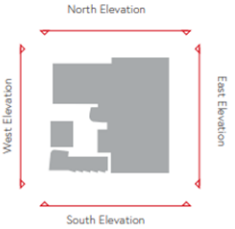

## 4.3 Proposed Elevations




North Elevation



West Elevation



4.4 Proposed Elevations



South Elevation



East Elevation






# Planning History

**091199/AO/2009/S1**

Installation of replacement non-illuminated fascia sign to existing building

Decision: Approved 22/10/2009

**085695/VO/2008/S1**

CITY COUNCIL DEVELOPMENT Remodelling and redesign of ground floor front elevation and entrance to building

Decision: Approved 29/02/2008

Planning Condition Monitoring Active: Discharge of Conditions 1, 2 & 3.

**069173/VO/2003/S1**

Erection of 2 storey west wing extension with bridge link to form new training and educational spaces following the demolition of the existing outdoor seating area

Decision: Approved 02/10/2003

**067511/VO/SOUTH1/03**

CITY COUNCIL DEVELOPMENT Two-storey extension within courtyard to form integrated connexions centre and elevational alterations involving the removal of garage doors

Decision: Approved 15/05/2003

**052128/FO/CENTL1/97**

Erection of a youth centre comprising multi-purpose hall, cafe, resource centre and residential accommodation after demolition of existing youth centre

Decision: Approve 10/07/1997

## Consultations & Notification Responses

### Residents

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

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

## Policies & Principles

### Relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted development plan consists of The Manchester Core Strategy Development Plan Document 2012-2027 (Core Strategy) (adopted 2012) and Extant Unitary Development Plan Policies (UDP). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

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

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are

assessed against. The following Core Strategy Policies are considered relevant to this proposal:

  - Policy DM 1 - Development Management
  - Policy SP 1 - Spatial Principles
  - Policy EN 1 - Design Principles and Strategic Character Areas
  - Policy EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
  - Policy EN 16 - Air Quality
  - Policy EN 18 - Contaminated Land and Ground Stability
  - Policy EN 19 - Waste
  - Policy EC 2 – Existing Employment Space

- Extant Unitary Development Plan Policies (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
  - Policy DC26 for Development and Noise
- The National Planning Policy Framework (The NPPF) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 8 – Promoting healthy and safe communities
  - Section 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policies.

**Principle**

The Manchester Core Strategy Development Plan Document 2012-2027 (Core Strategy)
Policy DM 1 of the Core Strategy sets out the principles to which all development in the City should have regard to. It seeks to seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies SP 1 of the Manchester Core Strategy 2012 (Core Strategy) sets out the key spatial principles which will guide the strategic development of Manchester to 2027 to meet the strategic objective SO1. *Provide a framework within which the sustainable development of the City can contribute to halting climate change.*

Policy DM 1 of the Core Strategy sets out the principles to which all development in the City should have regard to. It seeks to seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policy EN 1 of the Core Strategy sets out the key principles of place making and design in Manchester about strategic character areas. 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. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 10 – sets out the key principles to seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the city and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 16 of the Core Strategy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air,*

*water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 19 of the Core Strategy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EC 2 of the Core Strategy set out the key principles regarding developing, retaining, and enhancing existing employment space and sites. This is aligned to the strategic objective SO2. *Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.*

Extant Unitary Development Plan Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). Relevant extant policies outline the issues and principles of citywide development control. The relevant extant policies (see above) have been assessed alongside the Core Strategy for this proposal.

The National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 6 of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Section 8 of the NPPF outlines the development management principles to achieve healthy, inclusive, and safe places that provide the social, recreational and cultural facilities and services the community needs.

Section 12 of the NPPF outlines the need to achieve well-designed places. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF.

## Manchester Core Strategy Policy DM 1 – Development Management

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

All development should have regard to the following specific issues:

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

The proposal has been designed to ensure that it is subservient to the original building.

The materials used are appropriate for the building when considering the existing finishes and architectural style.

The proposed changes to the window type (uPVC) and window size changes are appropriate for the age of the building and contribute to the centre achieving its net zero goals.

The proposal helps contribute to the maintenance and upkeep of a public building.

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

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

The proposal is visible from the street scene however in the wider context the effect on the character of the area is minimal considering the existing façade treatment.

The character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

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

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

As discussed above the proposal has negligible effect on privacy.

The proposal is expected to have a negligible effect on Air Quality however the applicant should refer to the Air Quality & Planning Technical Guidance, and IAQM Planning guidance for further information.

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to Manchester City Council Planning and Noise Technical Guidance and IAQM/EPUK Construction Guidance on controlling emissions.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

The proposal has negligible effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

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

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

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

**Refuse storage and collection.**

The proposal in of itself has a no effect on waste from the site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management and follow Manchester City Council Commercial Waste guidelines.

The proposal is in accordance with this development management principle.

**Vehicular access and car parking**

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

**Effects relating to biodiversity, landscape, archaeological or built heritage**

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified. In the event of a risk being identified the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures) has been submitted to and approved in writing by the City Council as local planning authority.

The proposal does not sit in a conservation area.

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

**Flood risk and drainage.**

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

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

Although a flood risk assessment is not required it is expected that applicants are aware of the Manchester, Salford, and Trafford Strategic Flood Risk Assessment. It also recommended that

any external works follow the Manchester Highways Design Guidance - Sustainable Drainage Systems.

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

## Manchester Core Strategy Policy SP1 - Spatial Principles

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

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

This principle has been considered within the Core Strategy DM 1 policy.

The proposal is considered within accordance with this policy.

## Manchester Core Strategy Policy EN1 – Design Principles & Strategic Character Areas

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

1. Character: a place with its own identity
2. Continuity and enclosure: a place where public and private places are clearly distinguished
3. Quality of the public realm: a place with attractive, and successful outdoor areas
4. Ease of movement: a place that is easy to get to and move through
5. Legibility: a place that has a clear image and is easy to understand
6. Adaptability: a place that can change easily
7. Diversity: a place with variety and choice

This proposal sits within the ‘Central Arc Character Area’. The key principles for this area are:

The character of the area we have today is predominantly one of 1960's social housing estates and zoned industrial areas bisected by the transport network and largely resulting from the comprehensive redevelopment of the past. Significant areas of employment are found where this area overlaps with the fringe of the City Centre such as at Strangeways which is a large, distinctive, entirely industrial area suitable for further employment growth. Much of the Central Arc is experiencing regeneration with some contemporary urban solutions, for example in Hulme, now complete, and some still to be progressed.

- The opportunity exists for development on a large scale using innovative urban design solutions. These should use District Centres and key nodes of public transport as focal points and involve existing communities.
- The opportunity should also be taken to use the canals to create a distinctive urban environment and enhance access through the City.

These principles have been taken into consideration within the Core Strategy Policy DM 1.

The proposal is considered within accordance with this policy.

## Manchester Core Strategy Policy EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities

The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and
    - it could not fulfil other unsatisfied open space, sport or recreation needs, and
    - a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

These principles have been taken into consideration within the Core Strategy Policy DM 1.

The proposal is considered within accordance with this policy.

## Manchester Core Strategy Policy EN 16 – Air Quality

Policy EN 16 of the Core Strategy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

Developers are expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

This principle has been considered within the Core Strategy DM1 policy.

The proposal is considered within accordance with this policy.

## Manchester Core Strategy Policy EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

The Council will give priority for the remediation of contaminated land to strategic locations as identified within the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.

This principle has been considered within the Core Strategy DM 1 policy.

## Manchester Core Strategy Policy EN 19 - Waste

Policy EN 19 of the Core Strategy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The policy seeks to:

- Work with other Districts through the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) to safeguard existing sites for waste management and identify and safeguard new sites in existing areas of employment where appropriate.
- Require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)
- Require all developers of new waste management facilities within the District to plan for and, where appropriate, use sustainable modes for waste transport, including use of modes such as rail and the Manchester Ship Canal.

- Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users.
- Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system.
- Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and-location with other employment uses where appropriate.
- Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

This principle has been considered within the Core Strategy DM1 policy.

## Manchester Core Strategy Policy EC 2 – Existing Employment Space

This policy outlines the key principles to retain and enhance existing employment space and sites.

Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that

- The existing use is un-viable in terms of business operations, building age and format.
- The existing use is incompatible with adjacent uses.
- The existing use is unsuitable for employment having had regard to the Manchester-Salford - Trafford SFRA; or
- On balance, proposals can offer greater benefits in terms of the Core Strategy's
- vision and spatial objectives than the existing use.

This principle has been considered within the Core Strategy DM 1 policy.

The proposal is considered within accordance with this policy.

## Extant Unitary Development Policies (UDP)

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

**Policy DC26. Development and Noise**

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

It has become increasingly accepted that noise is a major source of environmental pollution, affecting peoples' physical and mental health. The Council considers that the planning process has a role to play in reducing noise levels generally and, through the development control system, to consider carefully the relationship between different land-uses from the point of view of noise generation and impact. Reaching judgments on what is or is not an acceptable amount or type of noise is a complex matter, consideration of which will depend on the particular circumstances on the ground.

These principles have been taken into consideration within the Core Strategy Policy DM 1.

## The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government’s planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

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

**Section 4. Decision-making**

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and

environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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

**Section 6. Building a strong, competitive economy**

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

**Section 8. Promoting healthy & safe communities.**

Section 8 of the NPPF outlines the development management principles to achieve healthy, inclusive, and safe places that provide the social, recreational, and cultural facilities and services the community needs. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport, and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

**Section 12. Achieving well-designed places**

Section 12 of the NPPF outlines the need to achieve well-designed places. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

NPPF principles have been considered within Core Strategy Policy DM 1.

## Other Material Considerations

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

The Supplementary Planning Document and Planning Guidance supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment.

The design, scale and siting of the proposed development is considered in more detail within Policy DM 1.

**Manchester Residential Quality Guide (July 2016) (MRQG)**

The MRQG provides specific guidance on considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester.

This is considered in more detail with policies DM 1 and SP 1 of the Core Strategy.

**Manchester, Salford, and Trafford Strategic Flood Risk Assessment**

The Level 1 SFRA provides a spatial assessment of flood risk within key urban areas, which expands on the detail included in the Association of Greater Manchester Authorities (AGMA) sub-regional SFRA. Together these sources will support developing Local Development Frameworks (LDFs) and the production of policies and proposals for development within Manchester, Salford, and Trafford.

This is considered in more detail with policies DM 1 and SP 1 of the Core Strategy.

**Manchester City Council Planning and Noise Technical Guidance (2022)**

The Planning and Noise Technical Guidance aims to provide help and advice to noise in a planning context to encourage good acoustic design. It outlines what is expected, current guidance and policy details with the aspiration that new developments achieve the highest

possible standards without compromising the health and wellbeing of people that live and work within the City of Manchester.

This is considered in policies DM 1 of the Core Strategy.

**Air Quality & Planning Technical Guidance (2022)**

The Air Quality & Planning Technical Guidance aims to provide help and advice regarding air quality issues in a planning context; it outlines the background to air quality in Manchester, what is expected and current guidance.

This is considered in policies DM 1 and EN 16 of the Core Strategy.

**Planning & Contaminated Land Technical Guidance (2021)**

The Planning and Contaminated Land Technical Guidance aims to provide help and advice in relation to land contamination in a planning context to encourage good practice and mitigation of impacts. It outlines what is expected in relation to current guidance and policy with the aspiration that new developments achieve the highest possible standards without compromising the health and well-being of people that live and work within the City of Manchester.

This is considered in policies DM 1 & EN 18 of the Core Strategy.

**Greater Manchester Joint Waste Development Plan Document (GMJWDPD)**

The Joint Waste Development Plan Document (the 'Waste Plan') identifies how Greater Manchester will deliver the spatial vision for waste development 2027. The Waste Plan sets out policies to guide future waste development and identifies sites and areas suitable for the location of waste development across Greater Manchester to 2027.

This is considered in policies DM 1 & EN 19 of the Core Strategy.

**Waste Storage and Collection Guidance for New Developments (2017)**

The Waste Management Strategy contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse and for recycling facilities in domestic and commercial properties.

This is considered in policies DM 1 & EN 19 of the Core Strategy.

**National design guide & National Model Design Code (2021)**

The National design guide & National Model Design Code illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice with detailed guidance on the production of design codes, guides and policies to promote successful design.

This is considered in policies DM 1 & EN 1 of the Core Strategy.

## Other Legislative Requirements

**Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations**

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

## Conclusion

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

## Recommendation: Approve

**Article 35 Declaration**

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

## 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:
    a. 22953 (CWA-XX-00-DR-A)-0210 SITE PLAN, as received 01/06/2023
    b. 22953 (CWA-XX-00-DR-A)-0209 SITE PLAN, as received 01/06/2023
    c. THERMAL IMAGING, as received 01/06/2023
    d. PLANNING STATEMENT, as received 01/06/2023
    e. M&E SERVICES VISUAL REPORT, as received 01/06/2023
    f. CONDITION SURVEY, as received 01/06/2023
    g. DESIGN AND ACCESS STATEMENT, as received 01/06/2023
    h. 22953 (CWA-XX-00-DR-A)-0200 THE LOCATION PLAN, as received 01/06/2023
    i. 22953 (CWA-XX-01-DR-A)-0202 FIRST FLOOR PLAN, as received 01/06/2023
    j. 22593 (CWA-ZZ-ZZ-DR-A)-0205 INTERNAL COURTYARD ELEVATIONS, as received 01/06/2023
    k. 22593 (CWA-ZZ-ZZ-DR-A)-0204 SOUTH AND EAST ELEVATION, as received 01/06/2023
    l. 22593 (CWA-ZZ-ZZ-DR-A)-0203 NORTH AND WEST ELEVATIONS, as received 01/06/2023
    m. 22593 (CWA-XX-00-DR-A)-0201 GROUND FLOOR PLAN, as received 01/06/2023
    n. 2593 (CWA-ZZ-ZZ-DR-A)-0208 COURTYARD ELEVATIONS, as received 01/06/2023
    o. 22953 (CWA-XX-01-DR-A)-0212 FIRST FLOOR PLAN, as received 01/06/2023
    p. 22593 (CWA-ZZ-ZZ-DR-A)-0207 SOUTH AND EAST ELEVATION, as received 01/06/2023
    q. 22593 (CWA-ZZ-ZZ-DR-A)-0206 NORTH AND WEST ELEVATION, as received 01/06/2023
    r. 22593 (CWA-XX-00-DR-A)-0211 GROUND FLOOR PLAN, as received 01/06/2023

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

3. The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form and approved drawings in type, size, colour, and texture.

   Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

## Appendix 1 – List of consultees & neighbours notified

34 Freetown Close, Manchester, M14 4GN
Brotherhood Of The Cross And Star, 151 Raby Street, Manchester, M14 4ST
Church Of God Prophecy, 300 Moss Lane East, Manchester, M14 4SS
36 Freetown Close, Manchester, M14 4GN
26 Freetown Close, Manchester, M14 4GN
20 Freetown Close, Manchester, M14 4GN
10 Freetown Close, Manchester, M14 4GN
26 Westwood Street, Manchester, M14 4SW
274 Moss Lane East, Manchester, M14 4SS
8 Freetown Close, Manchester, M14 4GN
38 Freetown Close, Manchester, M14 4GN
24 Freetown Close, Manchester, M14 4GN
22 Freetown Close, Manchester, M14 4GN
12 Freetown Close, Manchester, M14 4GN
28 Westwood Street, Manchester, M14 4SW
24 Westwood Street, Manchester, M14 4SW
22 Westwood Street, Manchester, M14 4SW
8 Cardigan Terrace, Manchester, M14 4SP
6 Cardigan Terrace, Manchester, M14 4SP
4 Cardigan Terrace, Manchester, M14 4SP
2 Cardigan Terrace, Manchester, M14 4SP
Flat 1, Westwood Cottages, Raby Street, Manchester, M14 4SU

# Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA