

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134949/FO/2022

Date registered valid: 1 February 2023

Proposal: Conversion of public house to form 11no. residential apartments involving the erection of a two storey rear extension following demolition of existing outriggers, elevational alterations, installation of 2 no. roof dormers, laying out of car park, landscaping, bin and cycle storage

Address: 576 Burnage Lane, Manchester, M19 1NA

Ward(s): Burnage Ward

Applicant: Tahir Siddique

Agent (if any): Philip Holmes PHA Architecture

Case officer: Robert Griffin
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Recommendation: Approve

Date of recommendation: 09.06.2023

Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 9 February 2023

Standard consultations:

Printed: 2 February 2023 Expired: 23 February 2023

Neighbour notifications

Printed: 12 May 2023 Expired: 22 May 2023

Site notice

Posted: 9 February 2023 Expired: 2 March 2023

Press advert

Published: 7 February 2023 Expired: 28 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to a two storey former public house comprising of slate roof, white painted render, historic timber frame detail to the principal and side elevation together with ground floor side bay window two storey rear outriggers and rear yard area enclosed by boundary wall, with hardstanding to the front and side. Vehicular access is via two entrance points one from Burnage Lane and the second from Barcicroft Road. There is a bus stop located in the public footpath to the front of the site on Burnage Lane but surrounding uses are predominantly residential in nature. The building is currently vacant but is a longstanding feature building within the locality having a prominent corner location.

Description of development

The proposals relate to the conversion and extension of the former public house to provide 11 no. self-contained apartments and associated car parking, landscaping and car parking. The proposals have been amended since they were first submitted to reduce the number of apartments proposed from 13 to 11 together with the inclusion of a roof dormer within the roof valley to provide additional daylight to loft apartments and the reorganisation of basement and ground floor space to ensure lower floor flats have greater amenity and provision of natural light to habitable rooms.

The proposals comprise:

Extensions to the rear of the building to enlarge the floor space together with roof dormer to create space for 11 no. self contained flats which include:

- 3 no. two bedroom flats over ground and basement floor of 76.6sqm, 69sqm and 62.9 sqm - bedrooms are located within the basement and are served by lightwells. Whilst these comply with Residential space standards for single storey dwellings 2 are below space standards for 2 storey dwellings - 1 of these is marginally smaller being 1sqm below the 70sqm figure.
- 2 no. two bedroom flats at ground floor of 61.2sqm and 84.3 sqm both comply with the space standards with one being 23sqm larger than standard
- 4 no. 2 bedroom flats at 1st floor of 84.3, 61.2, 64 and 64 sqm
- 2 no, 1 bedroom flats within the extended roof space of 54.6 and 39.8 sqm

The creation of outdoor amenity and landscaped areas around the building together with cycle parking and areas for the storage of waste bins, the retention of an area of hardstanding to the side of the building to provide off street car parking space for 13 vehicles (including one disabled parking space). The proposals incorporate a low wall and railing to the boundaries of the site which are currently open.

Planning History

Planning application reference 131678/FO/2021 for the Conversion of public house to form 13 residential apartments involving the erection of a two storey rear extension and roof top extension following demolition of existing outriggers, elevational alterations, laying out of car park, landscaping and cycle storage was refused permission on 17th June 2022 for the following reasons :

- The proposed extension by reason of its design, scale, and siting would form an over dominant and incongruous feature in the street scene and would have a detrimental impact upon the levels of visual amenity within the vicinity of the site and the character of the area, contrary to Policies SP1 and DM1 of the Manchester Core Strategy, saved UDP policies DC1.1, DC1.2 and DC1.3 and the guidance contained within the NPPF.
- Having regard to the character and density of development in the vicinity of the site together with its location outside of a district centre, the proposed development, due to its footprint and the number of units proposed, is considered to be an overdevelopment of the site and would therefore be detrimental to existing levels of visual and residential amenity, contrary to policy SP1, DM1, and, H6 of the Core Strategy.
- By reason of the amount, and location of proposed windows within the proposed extension it is considered that the proposals would give rise to unacceptable residential amenity impacts in the form of real and perceived overlooking and loss of privacy to occupiers of nearby residential properties in close proximity to the site residing on Mobberley Close contrary to Core Strategy policy DM and saved UDP policy DC1.2.

The proposals subject of this application have sought to address the previous reasons for refusal. Further consideration of the proposals is set out within the issues section of this report.

Consultations & Notification Responses

Local residents were notified of the proposals, a site notice was posted and advertisement placed in the Manchester Evening News, 2 responses were received one objecting to the proposals and one in support. The comments received are summarised below:

- Housing is well needed in Burnage as it's a popular area. It will make the area a better place to live.

- We need more affordable housing that is built to a decent size and standard as opposed to more flats simply built for profit maximising for the developers. This site is an ideal site for some sort of either social housing or affordable housing for the average person.

MCC Environmental Health - Raise no concerns with the proposal but recommend a number of conditions relating to contaminated land, waste management, acoustic insulation, electric vehicle charging points, and construction hours.

MCC Highways - Raise no highway objections to the proposal but recommend conditions are attached to any approval relating to construction management and off site highway works to make good a redundant vehicular crossover.

GMP Design for Security - Raise no concerns as security of the building has been considered particularly the space to the rear. They recommend that the development is built to Secured by Design Standards.

Policies

The National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should 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 be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise.

The NPPF is a material consideration in planning decisions.

The framework states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- a) Approving development proposals that accord with an up-to-date development plan without delay; or
- b) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

The NPPF indicates to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Section 16 (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) The desirability of new development making a positive contribution to local character and distinctiveness.

Core Strategy Development Plan Document

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.

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.

Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles - 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 and protect and enhance the built and natural environment.

Policy EN 3, 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. New developments 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 ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy H1, Overall Housing Provision - This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- o Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- o Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of o the availability of developable sites in these areas;
- o Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- o Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- o Be designed to give privacy to both its residents and neighbours.

Policy H6, South Manchester - South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people,

with schemes adding to the stock of affordable housing.

Policy H8 – Affordable Housing – As the proposals are for 11 residential units they do not meet the requirements for contributing towards affordable housing provision.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policies

Policy DC1 is considered of relevance in this instance:

Policy DC1 Residential Extensions

In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;
- b. the effect upon the amenity of neighbouring occupiers;
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. the overall appearance of the proposal in the street-scene;
- e. the effect of the loss of any on-site carparking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b. they do not create an undue loss of sunlight, daylight or privacy;
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14

December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Issues

Principle - In this instance the conversion of a former public house to residential accommodation is considered acceptable subject to consideration of the level of development proposed and the impacts on residential and visual amenity together with the impacts of the proposed built form impacts on a distinctive and historic (albeit unlisted) building within the area.

The proposals would bring back into use a currently vacant building that has attracted anti-social behaviour whilst it has been vacant whilst also contributing towards the housing stock in the local area and wider City more generally.

Residential Amenity – The proposals incorporate two storey rear extensions to the building to provide additional floor space to provide residential accommodation, the extensions contain windows in the north-western (rear facing) elevation towards the electricity sub station and residential properties on Barcicroft Road, whilst the south western (side facing) elevation also contains additional windows that would face towards the boundary and residential properties at Mobberley Close.

The south western elevation is separated from the site boundary by a 3 metre gap with the side blank gable of 14-16 Mobberley Close a further 1 metre from the site boundary. The properties at Mobberley Close have their front entrances facing north west with the rear of the properties facing onto Burnage Lane. Due to the positioning of front facing windows in the Mobberley Close properties it is considered necessary to condition two first floor bedroom windows on the west elevation of the proposed extension closest to this neighbouring property to be obscurely glazed. It is considered that the ground floor windows would be sited behind boundary treatments and be of an adequate distance from the existing residential properties not to give rise to significant impacts that would warrant refusal of the application.



View from 14-16 Mobberley Close towards the Former Pub building



View between the Pub and 14-16 Mobberley Close from Burnage Lane

The north western elevation of the extension contains windows serving bedrooms and habitable rooms. This elevation has a varying distance from the rear boundary of the site of 0.5 metres to 13metres closest to Barcicroft Road given the angled boundary with the adjacent electricity sub station site. The distance between the boundary of the application site and that of the nearest residential property on Barcicroft Road ranges between 10 and 13 metres meaning the extended application property would be approximately between 23 and 13.5 metres from the boundary to the rear garden of number 42 Barcicroft Road. This separation together with the intervening sub station site is considered to be acceptable and would not give rise to significant impacts in terms of overlooking or loss of privacy.



View towards number 42 Barcicroft Road

The use of the building as apartments would generate activity however, it's residential use would be more in keeping with the general residential character of the area and comings and goings and other activity associated with its use for residential purposes is considered to be of a similar nature and character. The former pub could be operated within licensed hours and with no planning hours restrictions and given this fallback position associated with the building and the associated external spaces within the planning unit that could have generated significant levels of activity during the day time and into the evening period it is not considered that the proposals would give rise to significant impacts on residential properties within the area.

It is considered appropriate and necessary to attach a condition to any approval to ensure that the properties are acoustically insulated to prevent undue noise to occupiers from road traffic as recommended by Environmental Health.

Visual Amenity – The proposed extensions would be finished in a render to compliment the existing building with slate roof coverings again to reflect the overall finish. The introduction of a dormer would interrupt the current roof profile but as this would sit within the valley between the two pitched roofs these visual impacts are not considered to be significant. The applicant's agent has indicated that the dormers would be finished in a heritage style which would reflect the existing roofing materials. A condition is proposed to ensure that the general scope of proposed materials is followed through into the implementation of the development.

The introduction of boundary treatments and landscaping including tree planting to the front and side would improve the overall setting and appearance of the site and it is considered necessary to attach a condition to any approval for these details to be implemented as submitted.

It is considered that the proposals together with the proposed conditions would improve the overall appearance of the site and building within the street scene and enhance the character of the area.

Sustainability – The proposals would reuse and extend an existing building and would be designed to ensure compliance with building regulations. The scheme provides for cycle parking and will through conditions provide electric vehicle charging points. The scheme provides for extensive landscaping around the building which would significantly improve opportunities for biodiversity than is currently the case.

Highways – As a result of the proposed works an existing redundant vehicular crossing is required to be made good to ensure that a continuous pavement is in place around the site to aide pedestrians. A suitably worded condition is proposed for these works to be agreed and implemented.

No concerns have been raised in terms of pedestrian and highway safety and the proposals would ensure that adequate car parking is provided for the site. Conditions are proposed to deal with the installation of electric vehicle charging points and to ensure the car parking is suitably marked out and available upon first occupation.

An area of cycle parking has been identified in the rear amenity space and a condition is proposed for the final details of secure and covered provision to be submitted for approval.

Density of development – The proposals have been amended since first submission and since the previous approval. The proposals generally provide apartments that meet the residential space standards and where they are deficient this is as a result of apartments being provided over two floors. Given this proposals is a conversion of an existing building and is limited by the

majority of the existing structure which is to be retained the proposals are considered to be appropriate for the site.

To the rear of the property private amenity space is to be provided accessible to occupiers whilst the front landscaped area would also provide some additional space albeit less private than that at the rear. The level of space and the landscaping scheme proposed is considered acceptable in this instance.

Waste- Whilst space has been identified for the storage of bins further details are required for the operation of bin collections at the development and further details provided for the recycling provision. A condition has been proposed alongside an informative setting out what further details are required.

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 application has been dealt with in a positive and proactive manner. The City Council's concerns with the scheme were raised with the applicant, in this instance revised proposals were received for consideration and addressed the concerns raised. As such appropriately worded conditions are proposed to be appended to the decision to approve the application proposals.

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:

Drawing references:

101 'Landscape Masterplan' ; 201 Rev A 'Planting Plan' both as received by the City Council as local planning authority on the 31st March 2023

F03/TH/13 Rev C 'Proposed Basement'; F03/TH/06 Rev D 'Proposed Ground Floor Plan';

F03/TH/07 Rev E 'Proposed First Floor Plan'; F03/TH/08 Rev D 'Proposed Second Floor Plan';

F03/TH/10 Rev C 'Proposed Elevations'; F03/TH/11 Rev C 'Proposed Elevations' all as received by the City Council as local planning authority on the 9th May 2023

F03/TH/15 'Proposed Inner Dormer Elevation'; and F03/TH/14 Rev A 'Proposed roof plan' both as received by the City Council as local planning authority on 11th May 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) Above-ground construction works shall not commence until: samples and specifications of all materials to be used in the external elevations of the building and extensions to it; together with details of materials to be used on the external elements of the dormer roof; and, any re-roofing of the building have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Core Strategy policy EN 18.

5) Prior to the commencement of development details of a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The submitted plan shall include:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Reason - In the interest of pedestrian and highway safety and to ensure appropriate measures are in place prior to works commencing on the site pursuant to policy DM1 of the Core Strategy.

6) Prior to the commencement of development a scheme for acoustically insulating the proposed residential accommodation against noise from nearby roads shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) Within one month of the commencement of development full technical details of highway works required to convert the redundant vehicle crossover on Burnage Lane to a standard footway shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted details shall also include confirmation that an application for a section 278 agreement has been submitted to the local Highway Authority and a timescale for the implementation of the works.

The development shall be subsequently undertaken in accordance with the agreed details.

Reason - In the interests of pedestrian safety who will access the site and use the surrounding footways pursuant to policy DM1 of the Core Strategy.

8) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the approved Acoustic Insulation scheme determined under condition number 6 of this decision notice.

The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

9) Within one month of the commencement of development a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

10) Within one month of the commencement of development a plan indicating the positions, design, materials and type of all boundary treatments to be erected as indicated on the approved plans shall be submitted to and approved in writing by the City Council as local planning authority. The approved boundary treatments shall be completed before the first occupation of the apartments hereby approved and shall thereafter be retained.

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 in order to comply with policies DM1 and SP1 of the Core Strategy.

11) Prior to the first occupation of the apartments hereby approved, a scheme for the provision of electric vehicle charging points shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details prior to the occupation of the development.

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.

12) Prior to the first occupation of the development hereby approved final details of secure and covered cycle parking provision at the site shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be installed prior to occupation and retained at the site thereafter for use by the occupiers of the development.

Reason – To ensure that safe, secure and covered cycle parking facilities are available to the occupiers of the development pursuant to policies DM1, T1 and T2 of the Core Strategy.

13) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references 101 Rev A 'Landscape Masterplan' and 201 Rev A 'Planting Plan' prepared by TPM landscape as received by the City Council on the 31st March 2023 shall be implemented prior to the first occupation of the development. 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.

14) The car parking as indicated on the approved plans shall be surfaced, laid out and demarcated prior to the first occupation of the development hereby approved. The car park shall then be available at all times for people residing at the development whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Core strategy

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

16) The development shall be constructed to Secured by Design standards. Prior to first occupation of the apartments hereby approved confirmation that the development has achieved Secured by Design accreditation shall be submitted to and approved in writing by the City Council as local planning authority.

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.

17) The two, first floor bedroom windows on the west elevation as identified on the approved plans shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise

agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) In order to discharge the acoustic insulation condition attached to this planning permission the following will be required to be demonstrated:

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

3) In order to discharge the waste management and storage condition attached to this planning permission it will need to be demonstrated that the development has refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

In addition to the information submitted as part of the planning application the following will need to be addressed:

- Details of the provision for recycling at the development and calculations to derive the size of waste bins to be provided
- Details of the bin collection point and who is responsible for ensuring bins are presented on the day of collection and returned - this should not be left to one resident to manage on behalf of the entire development.

Further details of what is required can be found via:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Electricity Northwest

5 Whitecroft Gardens, Manchester, M19 1NT
13 Whitecroft Gardens, Manchester, M19 1NT
37 Barcroft Road, Manchester, M19 1SG
35 Barcroft Road, Manchester, M19 1SG
565 Burnage Lane, Manchester, M19 1NH
38 Barcroft Road, Manchester, M19 1NS
31 Barcroft Road, Manchester, M19 1SG
40 Barcroft Road, Manchester, M19 1NS
575 Burnage Lane, Manchester, M19 1WE
569 Burnage Lane, Manchester, M19 1WE
7 Whitecroft Gardens, Manchester, M19 1NT
4 Whitecroft Gardens, Manchester, M19 1NT
14 Whitecroft Gardens, Manchester, M19 1NT
11 Whitecroft Gardens, Manchester, M19 1NT
36 Barcroft Road, Manchester, M19 1NS
8 Mobberley Close, Manchester, M19 1NN
24 Mobberley Close, Manchester, M19 1NN
2 Mobberley Close, Manchester, M19 1NN
14 Mobberley Close, Manchester, M19 1NN
572 Burnage Lane, Manchester, M19 1LA
564 Burnage Lane, Manchester, M19 1LA
52 Barcroft Road, Manchester, M19 1WF
579 Burnage Lane, Manchester, M19 1WE
573 Burnage Lane, Manchester, M19 1WE
571 Burnage Lane, Manchester, M19 1WE
567 Burnage Lane, Manchester, M19 1WE
9 Whitecroft Gardens, Manchester, M19 1NT
8 Whitecroft Gardens, Manchester, M19 1NT
6 Whitecroft Gardens, Manchester, M19 1NT
3 Whitecroft Gardens, Manchester, M19 1NT
2 Whitecroft Gardens, Manchester, M19 1NT
12 Whitecroft Gardens, Manchester, M19 1NT
10 Whitecroft Gardens, Manchester, M19 1NT
1 Whitecroft Gardens, Manchester, M19 1NT
42 Barcroft Road, Manchester, M19 1NS
6 Mobberley Close, Manchester, M19 1NN
4 Mobberley Close, Manchester, M19 1NN
22 Mobberley Close, Manchester, M19 1NN
20 Mobberley Close, Manchester, M19 1NN
18 Mobberley Close, Manchester, M19 1NN
16 Mobberley Close, Manchester, M19 1NN
12 Mobberley Close, Manchester, M19 1NN
10 Mobberley Close, Manchester, M19 1NN
563 Burnage Lane, Manchester, M19 1NH
561 Burnage Lane, Manchester, M19 1NH
574 Burnage Lane, Manchester, M19 1LA
570 Burnage Lane, Manchester, M19 1LA

568 Burnage Lane, Manchester, M19 1LA
566 Burnage Lane, Manchester, M19 1LA
19 Ashby Avenue, Manchester, M19 1NF
41 Barcicroft Road, Manchester, M19 1SG
39 Barcicroft Road, Manchester, M19 1SG
33 Barcicroft Road, Manchester, M19 1SG
50 Barcicroft Road, Manchester, M19 1WF
48 Barcicroft Road, Manchester, M19 1WF
43 Barcicroft Road, Manchester, M19 1WF
583 Burnage Lane, Manchester, M19 1WE
581 Burnage Lane, Manchester, M19 1WE
577 Burnage Lane, Manchester, M19 1WE

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA