

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0448

Date registered valid: 4 July 2022

Proposal: Discharge of condition 3 (window repairs), 4 (flat roofing materials), 5 (materials), 6 (ceilings), 7 (timberwork), 8 (rainwater goods), 9 (Remaining unfinished sections of wall) and 10 (RAMS for bats) attached to Listed Building Consent referenced 131433/LO/2021

Address: Slade Lane Day Nursery , Slade Lane, Manchester, Manchester, M13 0QJ

Ward(s): Longsight Ward

Applicant: Mr Ali Mahmood Myriad Foundation Slade Lane Neighbourhood Centre, Slade Lane, Manchester, M13 0QJ

Agent (if any): Ms Marzita Abdul Rahman Studio34 34 Sefton Road, Sale, M33 7FH

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 January 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 11 July 2022 Expired: 1 August 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

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: Grade II

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Urban Design and Conservation – 11.08.2022 Some of the specification for repairs appears acceptable and well considered, however other aspects raise concerns. Details comments were made in relation to :- Window repairs, works to the flat roof, pointing and brick repairs, rainwater goods and internal cornice works.

Updated comments 03.01.2023

Have advised in regard to the information received on 20th December 2022, that the information for replacement window pane for first floor front elevation window that on the basis we have an original and the intention is to match on a like for like basis. It would be acceptable The Lead Grey colour of the proposed single ply membrane that will be used on the flat roof sections at the rear of the building is acceptable.

If the slate sample matches the existing slate it would be acceptable

The confirmation there will be no removal of any existing timber joists or any other ancillary timber removal is accepted.

GMEU – Have advised that condition 10 can be discharged. They note the comments in the supporting letter (Studio 34 architectural design dated 4 July 2022), and concur with this conclusion that a RAMS (Reasonable Avoidance Method Statement) is not required.

However, they note

- Bats and their roosts – even when unoccupied – are protected at all times even when disturbance occurs as the result of an otherwise lawful activity such as a planning permission. If bats are found or suspected at any time work should cease until advice has been sought and implemented from the licenced ecologist.
- The Ecological Report noted breeding feral pigeons within the structure – Due regard should be given to their presence and implementation of the legislation during the implementation of the scheme.

Issues

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

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

Condition no. 3 (window repairs),

3) The content of the Window Refurbishment Method Statement dated 29 June 2022 received 4th July 2022 has been considered, together with the content of email from the agent dated 26th

August in regard to window repairs; agent email dated 20th December 2022 in regard to window repairs; and plan ref: 70 SL-07 – Existing window detail and Photographic images of existing window dated December 2022 received 20th December 2022. On the basis that the development is implemented in accordance with the details within the above documents and plans, with the repair matching the original window on a like for like basis condition no.3 is discharged.

Condition no. 4 (roofing materials),

4) The details in the flat roof material document dated 29th June 2022 received 4th July 2022, has been examined in conjunction with the agent email dated 20th December 2022 confirming the single ply membrane to be used on the flat roof sections at the rear of the building would be Lead Grey ref: Sarnafil G419-12L Lead Grey 9500 in the locations on plan ref: Proposed Scope of Works 70SL-03 received 4th July 2022.

On the basis that the development is implemented in accordance with the details within the above documents and plans, prior to the first occupation of the development condition no.4 is discharged.

Condition no.5 (materials- bricks, mortar and slates)

5)The content of the specification of proposed mortar document dated 29 June 2022 received 4th July 2022 has been examined , together with the content of the email from the agent dated 26th August 2022 confirming there will be no replacement of bricks taking place and pointing repairs will also only take place where necessary noted. Furthermore , the content of the agent email dated 20th December 2022 confirming that the existing slates are random Welsh ton slates; that there are diminishing courses on the main roof slates, which will be maintained; that the advice by the slate roofing contractor is that nearly all of the slates will be retained, and if any are damaged, the slates to be replaced with will be Welshton slates from nearby reclaimed slates yard around Greater Manchester, has been noted .

The photographic images of the Existing & Replacement of Roof Slates dated 2022, in the locations as per plan ref: Existing Elevation with Proposed Scope of Works 70SL-03 received 4th July 2022 have also been considered.

On the basis that the development is implemented in accordance with the details within the above documents, visual images and plan, and the slates match those on the existing roof, condition no.5 is discharged.

Condition no. 6 (Ceilings)

6) The content of the Lath & plaster method statement dated 28 June 2022 received 4th July 2022 has been considered in conjunction with the internal cornice detail on plan ref: Proposed Detail Section 70SL-06 approved as part of the Listed Building Consent (ref: 131433) .

On the basis that the development is implemented in accordance with the details within the above document and plan ,condition no.6 is discharged.

Condition no. 7 Timberwork

7)The content of the Repair and removal of floorboards and associated timbers method statement dated 28 June 2022 received 4th July 2022 was considered, but it is noted that the

content of this document has been superseded by confirmation from the planning agent dated 26th August 2022 that no floorboards would be replaced, and the further confirmation from the planning agent dated 20th December 2022 that there will be no removal of any existing timber joists or any other ancillary timber removal. On this basis no further action is required in regard to the discharge of condition no.7.

Condition no. 8 (rainwater goods)

8)The content of the Rainwater Goods Method statement dated 29 June 2022 for rainwater goods received 4th July 2022 was considered, but it is noted that the content of this document has been superseded by confirmation from the planning agent dated 26th August 2022, that there will be no replacement of any rainwater goods.

On this basis no further action is required in regard to the discharge of condition no.8.

Condition no. 9 (Remaining unfinished sections of wall)

9)Specification of finishes document dated 28 June 2022 relating to resulting remaining unfinished sections of wall has been examined. On the basis that the development is implemented in accordance with the details in the Specification of finishes document dated 28 June 2022 condition no.9 is discharged.

Condition no. 10 RAMS for bats

The content of the Bat Presence/Absence Survey dated 21st June 2022 UES reference: UES03593/02 has been examined. It is noted that no bats were found to be roosting within the buildings on site, but that due to the presence of breeding birds within the building on site, the report recommends that the initial renovation works take place outside of the breeding bird season and should not be undertaken from March to August inclusive, and if this is not possible, a breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist, and an ecological clerk of works appointed if considered necessary. On the basis that the development is undertaken in accordance with the content of the Bat Presence/Absence Survey, condition no.10 is discharged.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA

