

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134876/FH/2022

Date registered valid: 6 September 2022

Proposal: Erection of single storey rear extension and front extension incorporating porch to form additional living accommodation and the raising of the rear garden floor level

Address: 24 Bottomley Side, Manchester, M9 8EP

Ward(s): Harpurhey Ward

Applicant: Mr Nanak Singh, 24 Bottomley Side, Manchester, M9 8EP

Agent (if any): Mr Subhan Saleem, Saleem Architects, Manchester, M25 1HH

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

Recommendation: Approve

Date of recommendation: 1 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 September 2022

Standard consultations:

Printed: 3 October 2022 Expired: 24 October 2022

Neighbour notifications

Printed: 21 October 2022 Expired: 28 October 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 24 Bottomley Side within the Harpurhey ward of north Manchester. The property relates to a detached, two storey, red brick dwellinghouse with an existing front extension incorporating a garage and the entrance to the property, with a staggered primary building line with a gable end. The property sits within the new build development site relating to Land south of Old Market Street (planning ref: 075914/OO/2005/N1). Amenity space to the front of the property relates to a double driveway with a small, grassed garden area and amenity space to the rear of the property relates to a grassed garden which drops off significantly in topography to the rear, evident across amenity space for other properties along this stretch of Bottomley Drive.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension and front extension incorporating porch to form additional living accommodation and the raising of the rear garden floor level.

The single storey rear extension would have approximate dimensions of Height: 2.5 x Length: 4 x Width: 8.6 metres. The rear extension would involve the insertion of a set of sliding doors and

a window within the rear elevation, and an atrium style roof light within the flat roof. This element of the proposal would create an open plan dining/living room and kitchen.

The front extension incorporating porch would create a new entrance to the property and would have approximate dimensions of Height: 3 x Length: 2 x Width: 2.1 metres. The front porch would involve the insertion of a door only within the front elevation.

The raising of the rear garden floor level would allow the garden to be levelled off- as existing the difference in levels across the garden is severe. At the largest point, the land would be raised by 0.7 metres and the agent confirmed via email that the additional soil to the rear would be held by the existing brick pier where the fencing sits. The agent also stated the fencing would have a height of 1.8 metres along both of the shared boundaries and is marked on the plans (although due to the height planning permission is not required for this element of the proposal).

Materials to be used would include:

- Brickwork (to match existing)
- Roof tiles (to match existing)
- PVC windows (to match existing)
- Composite entrance door
- Roof lantern/skylight
- Folding glazed bi-fold door
- Flat roof for rear extension
- Earth and grass for the levelling of the garden

Amended plans

Plans have been amended; the amendments include:

- Altering the front extension to be erected to allow the off street parking space to be retained at the site
- Inclusion of the raising of the rear garden level (not included within the original description of development)
- Confirmation of fence heights to be installed

Planning history

091147/MO/2009/N1- Former Avecia Works, South Of Old Market Street, Blackley- Reserved Matters Application for layout, scale, appearance and landscaping for the erection of 34 no. residential units associated parking and boundary treatments previously approved in outline under 075914/00/2005/N1.
Approved 18 March 2010.

081760/MO/2006/N1- Avecia Chemical Works, Old Market Street, Blackley- RESERVED MATTERS APPLICATION for layout, scale, appearance and landscaping for the erection of 195 no. residential units (63 no. apartments in 3 no. four storey blocks and 131 no. two and three storey houses). Associated car parking, boundary treatments and landscaping. Provision of public open space.
Approved 13 September 2007.

075914/OO/2005/N1- Land South Of Old Market Street, Blackley- OUTLINE APPLICATION - Erection of 200 dwellings, and 1,000sqm of commercial floorspace comprising Class A1 (retail), Class A2 (office uses) and Class A3 (cafe/restaurant use) and open space, following demolition of existing buildings.

Approved 21 September 2006.

Consultations & Notification Responses

Local residents

Local residents were consulted and one response was received:

On 21 September 2022, the neighbour raised concerns about how the current work of the rear extension may affect the layout of the neighbour's garden and fence, how the fences may be re-arranged and how a higher fence could impact the view of the field and how a lower fence would reduce privacy. The neighbour requested further information.

On 1 October 2022, an email was received by the same neighbour asking for further information. A telephone conversation was undertaken between the neighbour and the Case Officer where the neighbour again expressed concerns.

Following the re-consultation from amended plans, the neighbour objected again with the following concerns:

- Still uncertain of how the proposal would impact the fences.
- Concern of how a 2.8 metre fence from the neighbour's garden would impact residential amenity.
- Asked for further details.

Environmental Health

Although not directly consulted on the application, Environmental Health provided the following comments, condition and informative to be implemented:

GAS02*

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of gas/vapour protection measures, in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 091147/MO/2009/N1. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason – The existing development has had remedial measures installed as part of Planning Permission 091147/MO/2009/N1. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to Policy EN18 of the Manchester Core Strategy (2012).

*The following measures are required:

- Sub-floor venting and vapour protection membranes to protect all above ground structures.
- Venting to include 150mm void beneath suspended floor slabs.
- Vapour protection to include an appropriate HDPE membrane with aluminium foil insert.
- Installation of membrane undertaken by competent persons.

The applicant should also be aware that a 600mm clean soil cover system is in place in garden areas at the property and must be retained.

INFORMATIVE:

CLAND Watching Brief

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Flood Risk Management Team

The Flood Risk Team were consulted and provided the following comments and condition to be placed on any approval granted:

We OBJECT to this proposal because the site is located within Flood Zone 2, the proposed layouts indicate that the proposed extension will encroach the flood zone, and no flood risk assessment has been submitted to inform the proposed design, in-line with government standing advice. The following is required as a minimum to lift our objection:

A flood risk assessment should be submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS). For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- An assessment of the flood risk from all sources (such as: fluvial, surface water, groundwater, sewer, reservoir and canal) of flooding for your development (this does not require bespoke hydraulic modelling, and may be based on data obtained freely via an Environment Agency data request and opensource data on the DEFRA and government platforms). Note this should include publicly available maps where applicable.
- The estimated flood level for your development (the estimated flood level is a river flood level with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency.
- Provide a plan showing the finished floor levels (FFLs) and the estimated flood levels. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>
- Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required.
- Any supporting plans and drawings.
- See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

Highway Services

Highways were consulted on the proposal and gave the following comments:

PARKING AND ACCESS

The application form states that "Existing car parking space will be moved to the other side of the property to the front". Whilst the principle of in-curtilage parking is acceptable, the applicant should verify the dimensions of the driveway, each driveway space should provide a minimum of 3.0m x 6.0m in line with MCCs standard minimum dimensions.

A dropped crossing will be required to facilitate access onto the repositioned car parking space. Should the planning application be approved the applicant would be required to enter into a section 184 agreement at their own cost. This will need discussion and agreement with the council's Highways Applications and Network Resilience team at Manchester City Council via the Contact Centre on 0161 234 5004. Should any existing dropped kerbs become redundant, they will require reinstatement, and will be subject to the applicant's expense.

The applicant may wish to consider the installation of a H-Bar marking to protect driveway access. Similarly, this should be provided in agreement with MCC Highways.

BOUNDARY TREATMENTS

To ensure sufficient vehicle / pedestrian intervisibility at the vehicular access, it is recommended that an appropriate line of sight is provided/confirmed with no solid obstruction from 600mm upwards of the ground. For the avoidance of doubt, all external entrance gates/doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

REFUSE AND SERVICING

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

CONSTRUCTION MANAGEMENT

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

Issues

POLICY

The National Planning Policy Framework (July 2021)

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

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

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

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

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

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

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that 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 the 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 a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that 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 original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction 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).

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

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

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

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

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from

an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application seeks planning permission for the erection of single storey rear extension and front extension incorporating porch to form additional living accommodation and the raising of the rear garden floor level. This is considered acceptable in principle as many people prefer to alter or extend their homes, in order to meet changing residential needs. The raising of the rear garden would allow the whole of the garden to be utilised as the current extreme change in topography makes the lower part of the garden difficult to be utilised. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Rear extension:

The rear extension would have a rearward projection of approximately 4 metres and would be sited approximately 0.9 metres from neighbouring property no.22 Bottomley Side. As the proposal would be single storey, would be sited away from the shared boundary, and would project 5.5 metres from the neighbours rear building line (due to the different rear building lines along this section of Bottomley Side), the proposal is not considered to create an overbearing impact to the neighbour. No windows are to be inserted in the side elevation facing the neighbouring property and as such no overlooking or privacy implications would occur. A condition to this effect would be attached to any consent granted. Some minor loss of light or overshadowing may occur.

No.26 Bottomley Side has the same rear building line as the applicant property and as such the proposal is not considered to create an overbearing feature. For the same reasons as discussed above, no privacy or overlooking implications would occur for no.26 Bottomley Side. Due to the orientation of the properties, no loss of light or overshadowing would occur for this neighbour.

Front extension:

The front extension would create a new entrance at the property. As the front extension would only extend 2 metres from the primary building line, it would create a small addition to the front of the property and such would not create an overbearing feature for the neighbours. Only a front door is to be inserted within the porch and so no privacy or overlooking implications would arise; nor would any negative loss of light or overshadowing impacts.

Raising of the rear garden floor level:

The raising of the rear garden floor level would allow the garden to be levelled off- as existing the difference in levels across the garden is severe. At the largest point, the land would be raised by 0.7 metres and the agent confirmed via email that the additional material of land to the rear would be held by the existing brick pier where the fencing sits. The proposal would increase the residents' quality of life as they could better use the space they have. The agent

also stated the fencing would have a height of 1.8 metres along both of the shared boundaries and is marked on the plans. As the fence is 1.8 metres in height, planning permission is not required for this element of the proposal.

The raising of the garden itself is not thought to give rise to any adverse visual/residential implications. However, the insertion of the 1.8 metre fence which would alter as a result of the proposal, did receive comments of concern from the neighbour no.22 Bottomley Side. The neighbour comments have been taken into consideration and the raising of the garden level with the insertion of the 1.8 metre fence is thought acceptable for the following reasons: The insertion of a 1.8 metre fence at the bottom part of the garden where the floor is to be levelled, would measure 2.8 metres from the neighbouring property no.22 Bottomley Side. However, the measurement is taken from the applicant's property and as such, planning permission would not be required. The 1.8 metre height is thought adequate to protect amenity as a fence any lower could create opportunities for direct overlooking into the neighbouring property and impact amenity. The raising of the garden level and subsequently the fence is not considered too overbearing that it would affect the views or the sense of space from the neighbouring property down to Imperial Way. The neighbour is most likely to spend time in the section of the garden closest to the property, where their patio is, due to the drop in levels in their garden. As such, the raising of the ground is not considered to unduly harm the amenity of the neighbour. This is the same for the other neighbour no.26 Bottomley Side.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Rear extension:

Although the rear extension exceeds the rearward projection of 3.65 metres as stated within Policy DC1.3 of the UDP, Permitted Development rights using the Larger Homes Extension Route can allow extensions up to 6-8 metres. As such, this element of the proposal, with a projection of 4 metres, is considered to produce a compromise and is therefore acceptable.

Front extension:

Although the front extension would alter the appearance of the property and no small porches are seen along this stretch of Bottomley Side, the proposal is not thought to create an overbearing feature as a small addition and does reflect the staggered building lines of the front elevations seen across the surrounding properties. This element of the proposal is therefore considered appropriate in terms of size and form, pursuant to Policy DC1.2 of the UDP.

Highways raised concerns that the original front extension proposed would not allow a 3 x 6 metre car parking space to be retained off street as is currently the case. As such, amendments were made to the front extension to ensure a car could still be parked off street, and in the configuration as existing. These alterations were considered appropriate to overcome Highways concerns and the LPA's concerns that an off street car parking space in a different configuration would appear incongruous within the streetscene.

Raising of the rear garden floor level:

The raising of the rear garden floor level is considered to be appropriate in size and form, pursuant to Policy DC1 of the UDP.

Materials:

The materials are considered appropriate and a materials condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping

with the character of the existing house and would not adversely affect the appearance of the existing dwelling.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Internal consultees consultation responses

The pre-commencement condition for the Flood Risk Assessment was sent to the agent on 14 September 2022 and was agreed in writing on the same day. The pre-commencement condition for land contamination was sent to the agent on 28 September 2022 and confirmation was given. The agent supplied some information to discharge both conditions but the information provided was not sufficient to discharge either conditions and no further information for the conditions were provided by the agent.

Car parking

Although the attached garage would be removed and altered for the proposal, space still remains to park a car off street. The car parking arrangements are discussed previously within the design and appearance section of the report.

Bin storage

Bin storage would remain unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. On balance, the neighbour objections and the potential harm for the neighbour are considered to not be so severe as to not allow the applicant property the opportunity to raise their garden so that it becomes more useable.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and have requested an amended scheme.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 6 September 2022.
- Location Plan, numbered Sheet 1, stamped as received by the City Council as Local Planning Authority on 6 September 2022.
- Drawing- Existing & Proposed- Site Sections, numbered Sheet 6, stamped as received by the City Council as Local Planning Authority on 12 October 2022.
- Drawing- Proposed- Floor & Roof Plan, numbered Sheet 4 Rev E, stamped as received by the City Council as Local Planning Authority on 31 October 2022.
- Drawing- Proposed- Elevations, numbered Sheet 5 Rev B, stamped as received by the City Council as Local Planning Authority on 31 October 2022.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Elevations, numbered Sheet 5 Rev B', specified in Condition 2 of this approval.

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

5) A flood risk assessment should be submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS).

Reason- To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of gas/vapour protection measures, in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 091147/MO/2009/N1. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason – The existing development has had remedial measures installed as part of Planning Permission 091147/MO/2009/N1. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to Policy EN18 of the Manchester Core Strategy (2012).

Informatives

- 1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.
- 2) The applicant may wish to consider the installation of a H-Bar marking to protect driveway access. The applicant would be required to enter into a section 184 agreement at their own cost. This will need discussion and agreement with the council's Highways Applications and Network Resilience team at Manchester City Council via the Contact Centre on 0161 234 5004. Should any existing dropped kerbs become redundant, they will require reinstatement, and will be subject to the applicant's expense.
- 3) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

17 Bottomley Side, Manchester, M9 8EZ
15 Bottomley Side, Manchester, M9 8EZ
11 Bottomley Side, Manchester, M9 8EZ
26 Bottomley Side, Manchester, M9 8EP
22 Bottomley Side, Manchester, M9 8EP
21 Imperial Way, Manchester, M9 8FE
19 Bottomley Side, Manchester, M9 8EZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: NORTH AREA