MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144790/FO/2025
Date registered valid:	3 February 2026
Proposal:	Erection of single-storey rear extensions to 8no. dwellings.
Address:	7 Chapel Street, Levenshulme, Manchester, M19 3QB
Ward(s):	Levenshulme Ward
Applicant:	Mr Keith Burke, Burke Developments
Agent (if any):	Mrs Amy Axon, Guy Taylor Associates
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 12 March 2026

Standard consultations:
Printed: 6 March 2026 Expired: 27 March 2026

Neighbour notifications
Printed: 10 February 2026 Expired: 3 March 2026

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 planning application site covers an area of 0.18 Ha and is situated approximately 81 metres from Levenshulme District Centre. A triangular parcel of open space is located adjacent to the site access. The perimeter surrounding the site comprises two storey terraced houses with rear yards. The area to the east and south of the site is predominantly residential. The perimeter surrounding the site comprises two storey terraced houses with rear yards. The area to the east and south of the site is predominantly residential. Notwithstanding the above, industrial and commercial uses are located at the junction of Chapel Street and Elbow Street. A triangular parcel of open space is located adjacent to the site access. Chapel Street has a 20 mph speed restriction and a no waiting at any time traffic regulation order is in place on the northern side of the carriageway. Traffic calming measures are also present on Chapel Street.

The site was formerly occupied by a general industrial business, involving metal cutting and fabrication. The industrial use ceased and the site was cleared to facilitate the construction of eight houses authorised through planning permission Ref: 141101/JO/2024. The implemented development comprises:

i. A centrally positioned access road that bisects the site and runs from south to north and provides pedestrian and vehicular access from Chapel Street.
ii. Two pairs of semi-detached houses are located to the respective west and east of the site.
iii. The in-curtilage recessed car parking is provided to each house.

Fig.1 – Views of the application site.

Description of development

The proposed development would involve:

i. The formation of flat roof extensions to each of the authorised houses.
ii. Each extension would be single storey with a flat roof with a maximum height of 3 metres and rearward projection of 2.9 metres.

iii. The extension would be set back form the side wall and shared boundary. This arrangement would allow the retention of a rear ground floor WC window.
iv. The side elevations would be formed in profiled black cladding with horizontal recesses. The cladding would return to the rear elevation to frame floor to ceiling bi-folding doors. Level access to the rear thresholds would be retained.

Fig.2 – Proposed elevations

Fig.3 – Proposed layout

Site history

i. 141101/JO/2024 Approved - 03.12.2024
7 Chapel Street, Manchester, M19 3QB.
Variation of conditions 2 (approved drawings), 7 (window positions) and 8 (obscure glazing to bathrooms) attached to planning permission reference 139219/JO/2024 to allow for elevation

alterations including the installation of solar PV panels to the rear roof slope and changes to roof heights

ii. 139219/JO/2024 Approved - 04.04.2024
7 Chapel Street, Manchester, M19 3QB.
Variation of Condition 2 (Specified Plans) attached to planning permission 138358/FO/2023 to allow elevational alterations.

iii. 138358/FO/2023 Approved - 19.01.2024
7 Chapel Street, Levenshulme, Manchester, M19 3QB.
Erection of 8no. houses (Class C3), formation of new access road from Chapel Street and associated car parking, garden areas and boundary treatments following demolition of existing buildings

iv. 018224 Approved - 01.12.1982 Former Buffoline Gear Works, Chapel Street, Levenshulme., LEVENSHULME, External alterations as a result of the division of an existing industrial building into four industrial units; provision of parking, servicing and secure storage areas after demolition of derelict building, erection of fencing, and new vehicular access.

v. F09221 Approved - 04.10.1978
Belper Tools Ltd., 7 Chapel Street, Levenshulme.
Erection of a single storey building at Engineering Works after demolition of existing building and provision of car parking and turning area.

Consultations & Notification Responses

Local residents – One email of objection and an email neither objection nor supporting the development have been received. In each case, concern has been expressed regarding the noise and disturbance caused by the implementation of the previously planning permission. There is concern that the development would cause further noise and disturbance to the detriment of residential amenity.

Environmental Health – It has been noted that conditions 14A (Noise) and 15 (Contaminated land) of planning permission Ref: 141101/JO/2024 have not fully been discharged. Environmental Health have therefore issued the following comments:

i. Environmental Health have advised that the submission describes the proposed rooms as additional reception rooms including uses such as play room/study/sitting rooms for larger families. If the rooms are to be thermally compliant under Building Regulations then these would be considered habitable rooms subject to MCC's internal noise criteria for living rooms. Please refer to previous comments regarding approval 141101/JO/2024 and, specifically, CDN/26/0047 where it was advised that an acoustic assessment and any proposed insulation scheme remain outstanding for the overall development at this site.
ii. Environmental Health have also advised that the proposed development would constitute an alteration to the previously agreed Remediation Strategy (MES Contaminated Land Remediation and Verification Plan, Ref: 2843-3, dated November 2024) under approval 141101/JO/2024. The remediation strategy will therefore need to be amended and re-submitted for consideration.
iii. Noise attenuation and contaminated land conditions have therefore been attached.

Flood Risk Management Team – No objection. However, consideration should be given to the incorporation of property flood resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Greater Manchester Police Design for Security – The following comments have been received:

i. Planning permission granted under Ref: 141101/JO/2024 has achieved a Secure by Design award. The proposed extensions should be built to the SBD standards as to ensure this award is not invalidated.
ii. It is recommended that the first floor glazing on the rear elevation of each property should be provided a laminated film, as these windows would be accessible via the roof of the respective proposed extensions.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):
a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.
Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14: Achieving well-designed places

Policy DP3: Key principles for well-designed places – States that development should respond to their context and create well-designed places. Consideration should therefore be given to the following:

• Context: Development should respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings.

The development would be appropriately related to the host properties, in relation to the scale and proportion of the development. The colour treatment references element of the implemented materials palette. The extensions would be largely screened from the street by the walls to the Chapel Street boundaries.

• Liveability: Development should support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures.

The development would introduce proportionate additions to the houses, which would allow the retention of usable garden areas. The development would add to the usable space within the properties and encourage sustained occupation.

• Identity: Development should create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent use of materials.

The development would be not positively related to the existing houses in relation to complementary design and materiality.

It is considered that the development would be appropriately related to policy DP3.

The following chapters of the NPPF, adopted December 2024, are also relevant

i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would be appropriately related to the context of the site. Given the space retained to boundaries to the west and east, a satisfactory relationship the neighbouring properties would be retained. The development and would not cause undue harm to residential amenity. Chapter 8 would thereby be accorded with.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

a) Will function well and add to the overall quality of the area over the lifetime of the development;
b) Are visually attractive as a result of good architecture, layout and landscaping;
c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context would be maintained. The development would thereby accord with chapter 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

i. Consultation and pre-decision matters;
ii. Health and well-being.

Places for Everyone - Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024.The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

i. Sets out how the nine boroughs should develop up until 2039;
ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
iii. Supports the delivery of key infrastructure, such as transport and utilities;
iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;

v. Defines a new Green Belt boundary for Greater Manchester.

The following PfE policies are relevant:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of proportionate additions to the existing houses. An appropriate relationship the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would enhance the quality of the accommodation and encourage the sustained occupation of the application property. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. Drainage issues have been addressed through the planning permission facilitating the original residential development. A father drainage condition is not required. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

i. The creation of neighbourhoods of choice
ii. The development should make a positive contribution to neighbourhoods of choice including:
a. Creating well designed places that enhance or create character.
b. Making a positive contribution to the health, safety and wellbeing of residents
c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
d. Protect and enhance the built and natural environment.
e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of neighbouring residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN 14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. Drainage issues have been addressed through a separate condition discharge request. There is no requirement for a further drainage condition.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The existing bin storage in arrangements would not be affected by the development.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

i. The impact of the development on the character of the surrounding area;
ii. Effects on amenity, including privacy;
iii. Adequacy of internal accommodation and external amenity space;
iv. Refuse storage and collection;
v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. There would be no change in circumstances regarding bin storage and car parking. The details of materials were provided during the consideration of the application and have been conditioned for implementation as part of the development. The character of the original house would not be harmed by the development. Policy DM1 would thereby be accorded with.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy 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 neighbouring occupiers;
c. The desirability of enabling people to adapt their houses 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 car parking.

Policy 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;
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 streetscene by virtue of design, use of materials or constructional details;

d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

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.

It is considered that the height, scale and proportions of roof alterations would be acceptable. The development would allow changes to the property without unduly harming the amenity of neighbouring residents.

The projection of the rear extensions would be less than the 3.65 metre criteria referenced in policy DC1.3. The siting of the extensions would maintain appropriate distances to neighbouring houses and satisfactory garden areas. The development would introduce proportionate additions to the houses. Car parking and bin storage would be unaffected. On balance, the rear extension would be appropriately related to the application and neighbouring properties. It would thereby be accord with policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Details of materials have been submitted, and the development would be acceptable subject to the implementation of these details. The planning application has been determined within a timely manner.

Principle of the development – The extensions to the individual properties would meet the criteria of permitted development, in terms of height and siting. However, condition 5 of planning permission Ref: 141101/JO/2024 removes householder permitted development rights. Furthermore, such rights would not apply as the development relates to a number of properties rather than single household site curtilages. Notwithstanding the above, the individual extensions would be satisfactorily to the surrounding context, in terms of its scale, proportions and relationship to the character of the area. The development would make a positive contribution to the quality of local housing stock. The development would not detract from the quality of the originally implemented authorised development. It would also encourage the sustained occupation of the property. The principle of the development would be acceptable.

Scale and massing – The massing of the proposed extensions would be relieved by the space retained adjacent to the side elevations and above the roof. The solidity of the extensions would be reduced by the formation of bi-folding doors. On balance, the development would introduce proportionate additions to the application property.

Siting – The development would maintain the following minimum distances to the between the proposed extensions and the respective site boundaries:

i. West boundary – 8.1 and 9 metres;
ii. East boundary - 8 and 10 metres.

As the extensions would have a maximum projection of 3 metres and width of 5.2 metres, the development would allow the substantial retention of the rear garden. The development would maintain a proportionately spacious setting. The overall development would therefore continue to be supported with satisfactory amenity space. Satisfactory separation between the

extensions and neighbouring houses to the west and east of the site. On balance, the sting of the development would be acceptable.

Residential amenity – As discussed, the siting of the development would maintain satisfactory relationships to neighbouring houses. Views from glazed bi-folding doors would be screened by walls to the western and eastern boundaries further reducing potential impact on adjacent houses (in terms of overlooking and loss of privacy). The proposed design would not be harmful to the visual amenity of the area. The development would not introduce significant to residential amenity.

Design - The design of the proposed extensions would have a simple elevational form with articulation incorporated through the recesses formed within the proposed cladding (as indicated in Fig.4). The colour of the cladding would contrast with the brickwork. Cohesion to the host building would be secured as the proposed cladding would reflect the colour of the existing door and window frames. The solidity of the extensions would be relieved through glazing to bi-folding doors to the rear elevation. The design of the development would be acceptable subject to its implementation with the conditioned materials.

Fig.4 – Visual of proposed materials

Flood risk and drainage – These issues have been addressed through discharge of condition request Ref: CDN/25/0260. FRMT have not requested any further drainage details.

Land conditions – Land contamination has been addressed through discharge of condition requests relating to planning permission Ref: 1389210/JO/2024 and 141101/JO/2024. However, the final remediation verification report (relating to 141101/JO/2024) has been approved. Environmental Health have also advised that an updated remediation strategy. As ground condition surveys have not been submitted as part of the submitted application (as previous condition remains undischarged) it has been necessary to include a comprehensive land contamination condition.

Waste management - Bin storage is currently located in the front garden and would continue. The applicant has indicated an intention to provide a bin enclosure that would improve the existing circumstances. The bin storage arrangements would be acceptable.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the application property, neighbouring housing and surrounding streetscene.

Other Legislative Requirements

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Details of materials have been submitted, and the development would be acceptable subject to the implementation of these details. The application has been determined within a timely manner.

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Details of materials have been submitted, and the development would be acceptable subject to the implementation of these details. The planning application has been determined within a timely manner.

Condition(s) to be attached to decision for approval

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 received by the Council as local planning authority on 16 December 2025 and 3 February 2026:

Proposed Site Plan Ref: 24-0016-20-000 Rev PL02
Proposed Elevations 01 Ref: 24-0016-20-101 Rev PL01
Proposed Elevations 02 Ref: 24-0016-20-102
Proposed Street Elevations 03 Ref: 24-0016-20-103
Proposed Extension Elevations Combined Ref: 24-0016-20-104 Rev PL01
Proposed Ground Floor Plan Ref: 24-0016-20-201 Rev PL01
Proposed First Floor Plan Ref: 24-0016-20-202 Rev PL01.

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 for the City of Manchester.

3) The materials used in the external surfaces of the development hereby approved shall be as follows:

i. Talasey Piranha shadow gap cladding in black carbon.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) a) Prior to commencement of the development hereby approved, 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 Local Planning Authority. The Preliminary Risk Assessment shall conform to the 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 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 Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

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 policies DM1 and EN18 of the Core Strategy for Manchester.

5) a) Prior to any above ground works [associated with the residential phase of the development] a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.
The noise insulation and ventilation scheme shall take the potential for overheating into account. 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 achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):
- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq
The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the development, a completion / verification report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

6) Before the occupation of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority to demonstrate that all windows, doors, glazing and fittings forming part of the development accords with Secured by Design specification. The development shall be fully implemented in accordance with the approved details, which shall remain in situ at all times thereafter

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Environmental Health have advised that the submission describes the proposed rooms as additional reception rooms including uses such as play room/study/sitting rooms for larger families. If the rooms are to be thermally compliant under Building Regulations then these would be considered habitable rooms subject to MCC's internal noise criteria for living rooms. Please refer to our previous comments regarding approval 141101/JO/2024 and, specifically,

CDN/26/0047 where we advised that an acoustic assessment and any proposed insulation scheme remain outstanding for the overall development at this site.

3) Environmental Health have advised that the proposed development would constitute an alteration to the previously agreed Remediation Strategy (MES Contaminated Land Remediation and Verification Plan, Ref: 2843-3, dated November 2024) under approval 141101/JO/2024. The remediation strategy will therefore need to be amended and re-submitted for consideration.

4) It is recommended that the first floor glazing on the rear elevation of each property should be provided a laminated film, as these windows would be accessible via the roof of the respective proposed extensions.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
MCC Flood Risk Management

24 Cromwell Grove, Manchester, M19 3GB
2 Cardus Street, Manchester, M19 3QG
46 Elbow Street, Manchester, M19 3PY
44 Elbow Street, Manchester, M19 3PY
24 Chapel Street, Levenshulme, Manchester, M19 3QA
16 Chapel Street, Levenshulme, Manchester, M19 3QA
20 Chapel Street, Levenshulme, Manchester, M19 3QA
18 Chapel Street, Levenshulme, Manchester, M19 3QA
Scrapyard Adjacent 1, Drury Street, Manchester, M19 3PQ
3 Mercer Street, Manchester, M19 3QP
14 Cromwell Grove, Manchester, M19 3GB
10 Cardus Street, Manchester, M19 3QG
8 Cardus Street, Manchester, M19 3QG
4 Cardus Street, Manchester, M19 3QG
36 Cromwell Grove, Manchester, M19 3GB
26 Cromwell Grove, Manchester, M19 3GB
20 Cromwell Grove, Manchester, M19 3GB
10 Cromwell Grove, Manchester, M19 3GB
11 Mercer Street, Manchester, M19 3QP
9 Mercer Street, Manchester, M19 3QP
7 Mercer Street, Manchester, M19 3QP
5 Mercer Street, Manchester, M19 3QP
12 Cardus Street, Manchester, M19 3QG
6 Cardus Street, Manchester, M19 3QG
40 Cromwell Grove, Manchester, M19 3GB
34 Cromwell Grove, Manchester, M19 3GB
32 Cromwell Grove, Manchester, M19 3GB
30 Cromwell Grove, Manchester, M19 3GB
22 Cromwell Grove, Manchester, M19 3GB
18 Cromwell Grove, Manchester, M19 3GB
16 Cromwell Grove, Manchester, M19 3GB
12 Cromwell Grove, Manchester, M19 3GB
38 Cromwell Grove, Manchester, M19 3GB

28 Cromwell Grove, Manchester, M19 3GB
1 Mercer Street, Manchester, M19 3QP
22 Chapel Street, Levenshulme, Manchester, M19 3QA
26 Chapel Street, Levenshulme, Manchester, M19 3QA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA