MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145444/FO/2026
Date registered valid:	16 March 2026
Proposal:	Erection of a 2-storey 2-bedroom dwellinghouse to the side of 2 Brackley Avenue and erection of outbuilding for the latter address.
Address:	2 Brackley Avenue, Manchester, M15 4FS
Ward(s):	Hulme Ward
Applicant:	Miss Tergelmaa Sukhbaatar
Agent (if any):	Dr Kanadi Jagafa, Mason and Marlowe Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	19 May 2026



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 26 March 2026

Standard consultations:
Printed: 20 March 2026 Expired: 12 April 2026

Neighbour notifications
Printed: 20 March 2026 Expired: 12 April 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/area

2 Brackley Avenue is a 2-storey end-terraced dwelling that sits perpendicular to Tatton Street. The front, side and rear of the property is hardsurfaced and there is a shed like structure to the rear of the property. To the front of the premises, beyond a footpath, there is a church building. To the rear, beyond an alleyway, there is a terrace of eight dwellings fronting Barrack Street. On the opposite side of Tatton Street there are further dwellings.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to erect a 2-storey 2-bedroom dwellinghouse to the side of 2 Brackley Avenue and erect a detached outbuilding to the rear of 2 Brackley Avenue to form a home office.

Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Have made the following comments:

- The addition of one single residential unit is unlikely to generate any significant increase in vehicle trips, therefore no traffic impact on the adopted highway is envisaged.
- The site is well accessed by sustainable modes, with Metro and bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist.
- The development does not give rise to highway safety concerns or result in a severe impact on the local road network.

- On the understanding that there is no onsite parking, occupiers of No 2 and the proposed new dwelling will have to park elsewhere other than onsite. Permit parking is catered for on Tatton Street, although this is not a guaranteed space .
- Secure and sheltered cycle storage for four cycles per dwelling is proposed. This is in line with MCC Residential Guidelines.

Environmental Health – Suggests the imposition of a number of conditions designed to protect residential amenity and public health.

Flood Risk Management – Suggests the imposition of a drainage condition.

United Utilities Water PLC – Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) United Utilities require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary.

Policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and

f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

Policy HO7 (*Meeting the need for homes*) – In applying the policies in this Framework, substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence (including the extent to which there is a five year supply of deliverable housing and traveller sites, and performance against the Housing Delivery Test).

Policy L2 (*Making effective use of land*) – Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

a) Remediating despoiled, degraded, derelict, contaminated or unstable land;
b) Making better use of vacant and under-utilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);
c) Making effective use of previously developed land and buildings through temporary uses, in situations where alternative development is anticipated within a reasonable period (including as a result of the land being allocated for an alternative purpose in the development plan);
d) Creating additional homes within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages). Such proposals should:

    i. be consistent with the overall street scene, other than where it is appropriate to have larger buildings such as at street corners, or where specific changes are provided for through a design code which forms part of a development plan;
    ii. maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and 56 iii. where the development would involve the use of residential curtilages, not occupy more than twice the footprint of the existing building on the site, and retain at least 50% of the non-developed area within the building curtilage.

Policy DP3 (*Key principles for well-designed places*) – To respond to their context and create well-designed places development proposals should:

a) Context: respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings (such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets).
b) Liveability: 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, employing features which promote social interaction, and which are robust, durable and easy to look after.
c) Climate: contribute to climate change mitigation and adaptation and the transition to net zero, by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating.
d) Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport.
e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme.
f) Identity: 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 palette of materials, design features and planting.

It states further that development proposals that are not well designed should be refused, when assessed against this policy and local design policies, guides, codes and masterplans set out in the development plan. Substantial weight should be given to compliance with these policies when assessing the design quality of proposals.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework 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 National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) 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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Sections 5 (*Delivering a sufficient supply of homes*) and 12 (Achieving well-designed places) are of relevance:

Paragraph 61 in section 5 states that 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
d) 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; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 131 in Section 12 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 137 states that design quality should be considered throughout the evolution and assessment of individual proposals.

Paragraph 138 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. It states further than in relation to development, proposals would be expected to:

a) Follow the mitigation hierarchy of:
    i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
    ii. Adequately mitigating any harm to biodiversity, then
    iii. Adequately compensating for any remaining harm to biodiversity
b) Avoid fragmenting or severing connectivity between habitats;
c) Achieve a measurable net gain in biodiversity of no less than 10%
d) Make appropriate provision for long-term management of habitats and geological features connected to the development;
e) Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and
f) Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

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 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:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sited in sustainable locations and which takes account of
- the availability of developable sites in these areas;
- 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;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H5, *Central Manchester* – Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

Policy DM1, *Development Management* – This policy 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Issues

Principle of the Proposal – Given the predominantly residential character of the neighbourhood and the fact planning permission for the erection of a similar dwelling to the side of no. 14A

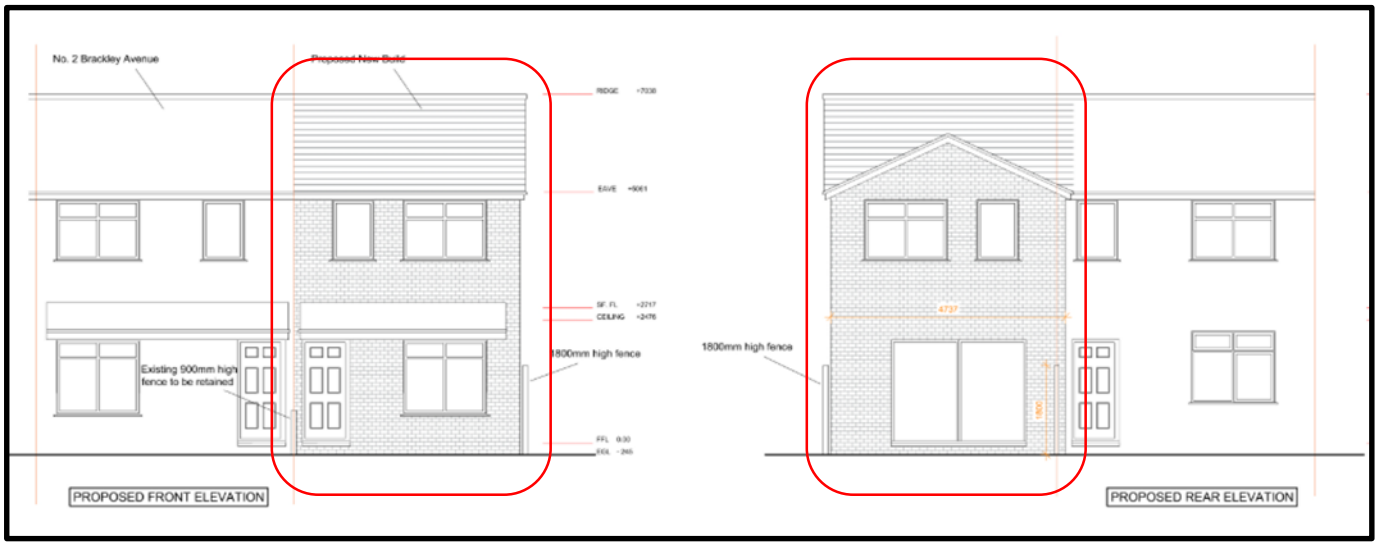
Barrack Street (ref. 134488/FO/2022) was granted in December 2022, there is no objection in principle to the erection of a single dwelling on this site. Notwithstanding this, the impact on pedestrian safety and residential amenity must be assessed.

Space Standards – The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments.

At close to 71m², the proposal complies with the Space Standards which require a 2 storey property with this number of bedrooms to have between 70m² to 83m² of floorspace.

Design and Scale of the Proposed Dwelling – The proposed dwelling, as outlined in red below, reflects the established scale, massing, and architectural proportions of the adjoining terrace, a portion of which is visible within the drawing. The height of the building, including its ridge and eaves levels, aligns with that of the neighbouring property, thereby maintaining visual continuity along the terrace.

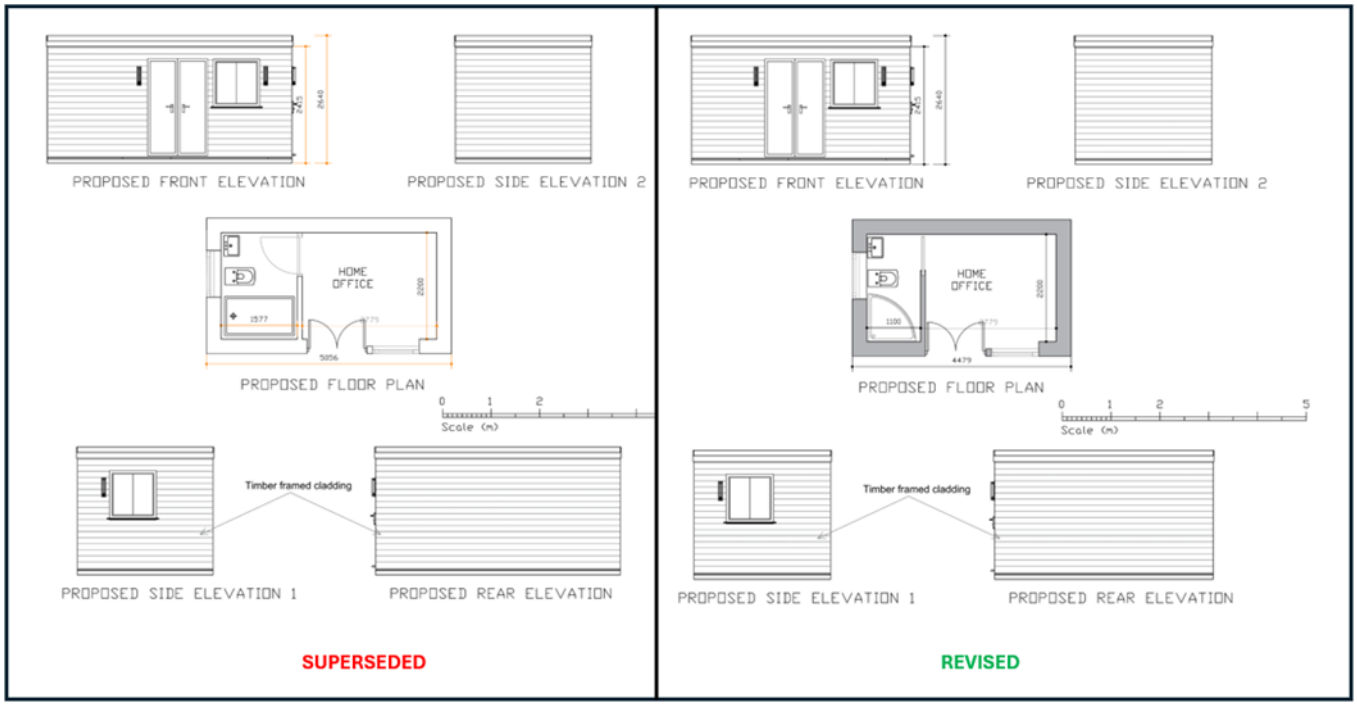
In terms of design, the front elevation of the proposed dwelling adopts a comparable arrangement of openings, with similar window proportions and an offset entrance. The use of a matching roof form, alignment, and complementary materials would help further integrate the proposal within the existing streetscene. Overall, the proposed dwelling is sympathetic to the prevailing built form and would appear as a coherent continuation of the terrace rather than an incongruous addition.



Overall, the design of the proposed dwelling is considered acceptable.

Design and Scale of the Proposed Home Office – Originally the home office, which is to be sited at the rear of no. 2 Brackley Avenue, was to be 5.06 metres in length. However, due to concerns about the overall size it was reduced to 4.5 metres in length, which is considered more appropriate for the size of the rear yard area.

The revised home office adopts a simple, functional form with a timber-clad external finish. This straightforward design approach is considered appropriate and acceptable within the context of the site.



Siting – The siting of both the proposed dwelling and home office is considered acceptable and maintains the overall character of this and the adjoining terraces.



Pedestrian Safety – Given that this proposal relates to a single dwellinghouse it is not considered that the comings and goings of residents' vehicles from the site would have an unduly detrimental impact upon the levels of pedestrian safety enjoyed along Tatton Street or any of the adjoining streets.

Parking – The proposed dwelling does not include any off-street parking provision, and as such future occupants would be reliant on on-street parking. While this is generally discouraged, the site lies within an established residents' parking scheme and existing on-street parking conditions are already managed in this way. In this context, it is not considered that any additional on-street parking generated by the proposal would prove detrimental to existing levels of pedestrian and highway safety.

Residential Amenity – A number of factors have been assessed in order to judge the impact of the proposal upon residential amenity:

Impact upon Privacy – A gap of approximately 19 metres would exist between the proposed dwelling's rear elevation and opposing dwelling on Barrack Street. As the proposed dwelling has been sited to broadly reflect the existing pattern of intervisibility between opposing properties on Brackley Avenue and Barrack Street, it is not considered that the development would give rise to unacceptable overlooking or result in any material loss of privacy for neighbouring occupiers.

Noise – Given the proposal is for a single dwelling and the domestic nature of the activity that would be associated with it, it is not considered that the proposal would be an inherently noise generating development.

Daylight/Overshadowing – Whilst it is acknowledged that the proposed dwelling would extend slightly further to the rear than No. 2 Brackley Avenue, it is not considered that this would result in any unacceptable or excessive overshadowing so as to warrant refusal of the application. The proposed development is limited to two storeys and would be positioned at a sufficient distance from neighbouring properties. As such, it is not considered that the development would give rise to any material loss of daylight or significant overshadowing to any other dwellings on Brackley Avenue or those on Barrack Street and Tatton Street.

Overall, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity currently enjoyed within the vicinity of the site.

Disabled Access – Sufficient circulation space would exist within the property, though access to it would be via a short step, replicating the adjoining properties. Should the need arise in the future, sufficient space exists at the front of the dwelling to install a modest access ramp.

Visual Amenity – Given the residential character of the neighbourhood and the fact it is made up predominantly of two storey semi-detached and detached dwellings, it is not considered that erecting a single two storey dwelling on this site would have an unduly detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Trees – A Leylandii is located to the side of the existing property and would require removal to facilitate the proposed dwelling. In view of its species and limited amenity value at its current scale, no objection is raised to its removal.

Ecology – There are no known ecological features within the site but a condition concerning vegetation clearance together with a condition to require biodiversity enhancements is recommended.

Crime Prevention – The proposal does not raise any crime prevention issues. A condition requiring the development to achieve *Secured by Design* accreditation is suggested in this instance.

Air Quality – During the construction phase of the development there is the potential for air quality impacts. However, assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities is predicted to be negligible. It is considered that the imposition of a Construction Management Condition would ensure that appropriate measures are implemented during the construction phase.

It its recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the site. However, given the proposal is for one dwelling, the overall significance of potential impacts is considered to be low.

As a result of the above and given the provision of a vehicle charging point, it is considered that the proposal would not have a detrimental impact upon the air quality levels experienced within the vicinity of the site.

Cycle Storage – The applicant has demonstrated on the submitted layout drawing that sufficient space exists within the curtilage of no. 2 Brackley Avenue and the proposed dwelling for the storage of bicycles.

Drainage – The site is not located within Flood Zone 2 or 3, nor an area of increased surface run-off. The front and rear gardens feature paving as existing. The site has access to the existing mains drainage system for foul sewerage. As requested by Flood Risk Management, a drainage condition would be attached to any approval granted.

Environmental Standards – A condition is recommended relating to the submission of details of appropriate environmental standards and associated renewable energy features.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

a) Proposed site plans, bins, access, and cycle storage - received on 8 May 2026
b) Proposed site plans with floor plans - received on 8 May 2026
c) Proposed site plan - received on 8 May 2026
d) Proposed elevations and floor plan (home office) - received on 8 May 2026
e) Detailed 150mm separation distance to pavement - received on 8 May 2026
f) Proposed Elevations (dwelling) - received on 16 March 2026
g) Proposed Sections (dwelling) - received on 16 March 2026
h) Proposed Floor Plans (dwelling) - received on 16 March 2026

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) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority.

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 Manchester Core Strategy.

4) 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 exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and Policies SP1 and DM1 of the Manchester Core Strategy.

5) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes)

Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and Policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) 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 garages, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to Policy DM1 of the Manchester Core Strategy.

7) Prior to the occupation of the development hereby approved, a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is in operation.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

8) 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.

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 Manchester Core Strategy.

9) Prior to the occupation of the development hereby approved, a Contaminated Land Verification Report shall be submitted to the City Council as Local Planning Authority.

Reason - To confirm that appropriate remedial action has been taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

10) Prior to the commencement of above ground works, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

11) Prior to the commencement of above ground works, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

a) Evidence of drainage hierarchy adherence.
b) Finalised surface water drainage layout including all components, levels and connectivity.
c) Evidence of connection approval in principle.
d) Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to Policies EN14 and EN17 of the Manchester Core Strategy.

12) Prior to the commencement of above ground works an Environmental Standards Statement, which addresses sustainability ratings and the provision of renewable energy within the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with those details.

Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to Policies SP1, T1-T3, EN4, EN6 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

13) Prior to the commencement of above ground works, detailed drawings of any new boundary treatment shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved boundary treatment scheme shall be implemented prior to the occupation of the development hereby approved and shall remain in-situ thereafter.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

14) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

15) Above grounds works shall not commence until details of biodiversity enhancements (bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

16) Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- Details of Wheel Washing, if required;
- Dust suppression measure, if required;
- Location, removal and recycling of waste;
- Parking of construction vehicles and staff;
- Hours of working

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

Informatives

1) **Swift Bricks**
If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC
Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

NEW HOPE FELLOWSHIP CHURCH, Tatton Street, Manchester, M15 4EQ
14A Barrack Street, Manchester, M15 4ER
26 Barrack Street, Manchester, M15 4ER

18 Barrack Street, Manchester, M15 4ER
9 Brackley Avenue, Manchester, M15 4FS
6 Brackley Avenue, Manchester, M15 4FS
8 St George's Avenue, Manchester, M15 4ES
3 Brackley Avenue, Manchester, M15 4FS
29 Brackley Avenue, Manchester, M15 4FS
27 Brackley Avenue, Manchester, M15 4FS
25 Brackley Avenue, Manchester, M15 4FS
23 Brackley Avenue, Manchester, M15 4FS
21 Brackley Avenue, Manchester, M15 4FS
19 Brackley Avenue, Manchester, M15 4FS
17 Brackley Avenue, Manchester, M15 4FS
15 Brackley Avenue, Manchester, M15 4FS
13 Brackley Avenue, Manchester, M15 4FS
11 Brackley Avenue, Manchester, M15 4FS
1 Brackley Avenue, Manchester, M15 4FS
5 St George's Avenue, Manchester, M15 4FR
6 St George's Avenue, Manchester, M15 4ES
4 St George's Avenue, Manchester, M15 4ES
2 St George's Avenue, Manchester, M15 4ES
12 St George's Avenue, Manchester, M15 4ES
10 St George's Avenue, Manchester, M15 4ES
3 St George's Avenue, Manchester, M15 4FR
11 St George's Avenue, Manchester, M15 4FR
8 Brackley Avenue, Manchester, M15 4FS
7 Brackley Avenue, Manchester, M15 4FS
5 Brackley Avenue, Manchester, M15 4FS
4 Brackley Avenue, Manchester, M15 4FS
28 Barrack Street, Manchester, M15 4ER
20 Barrack Street, Manchester, M15 4ER
14 Barrack Street, Manchester, M15 4ER
12 Barrack Street, Manchester, M15 4ER

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA