

Application Number	Date of Appln	Committee Date	Ward
111217/FO/2016/S1	9th Feb 2016	2nd Jun 2016	Chorlton Park Ward

Proposal Erection of single storey crematorium office building including demolition of existing crematorium office building adjacent to the western entrance off Barlow Moor Road including alterations to car parking and circulation

Location Manchester Crematorium, Barlow Moor Road, Chorlton, Manchester, M21 7GZ

Applicant Mr Robert Barr, Manchester Crematorium Ltd, Barlow Moor Road, Chorlton-Cum-Hardy, Manchester, M21 7GZ

Agent Mrs Ruth Jackson, Ruth Jackson Planning Ltd, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET

Description

Manchester Crematorium is located on Barlow Moor Road in Chorlton. The Crematorium is bounded to the south by the separately owned Southern Cemetery which is owned by Manchester City Council. Manchester Southern Cemetery is a Registered Park and Garden (Grade II). The Crematorium site contains the Grade II listed Crematorium Old Chapel building. To the north, east and west (across Barlow Moor Road) the site is bounded by residential property.

The site edged red measures 1,519m². The land that is the subject of this application, which is located to the north west part of the site, is immediately adjacent to Barlow Moor Road, the land currently constitutes existing staff car parking and garden area.

The existing office building (126m² of floor space) which serves as an office building, providing management and administrative space is to be demolished. It is constructed using red brick with a felt roof and single glazed wooden windows with a white finish. It sits 1-2m off the northern boundary of the site, next to a private access road. No. 254 Barlow Moor Road lies to the north on the other side of the private access road. The existing building is set back approximately 37 metres from Barlow Moor Road.

Proposal

The proposed replacement office building measuring 12.2m width by 39m length to a height of 3.4m (providing 315m² of floor space) will be a single-storey structure over basement, constructed using Portland Stone cladding panels with bronze coloured glazing frames supporting full curtain glass walls. The roof would be a single ply membrane with the soffit and fascia clad in dark brown aluminium. The paving stones surrounding the building would be brown granite paving slabs, to incorporate up-lighting set into the paving with solid natural bronze rims.

The ground floor layout will comprise a reception area, interview room, multi-purpose meeting space, suite of four administration offices, a staff room, plus toilets, store and a lift used to transport goods between floors.

The lower floor will comprise an open flexible space, primarily used for archive storage, there would also be a staff washroom with a shower.

The building will be set back 16.5m from Barlow Moor Road (19.5m nearer to Barlow Moor Road) and will be set about 14m off the northern boundary of the site. The building will be 34m away from the New Chapel (compared to the 11m separation between the New Chapel and the existing office building).

A landscaping scheme surrounding the proposed office building has been developed to replace the 3 no. silver birch trees, hedges and flower beds to be lost, comprising privet hedges, shrubs, grassed areas, two retained silver birch trees and two new semi mature replacement silver birch trees.

With regards to boundary treatment, the existing boundary treatment to the rear of the existing office building is a steel palisade fence. The demolition works will expose this fence, the proposal is to screen this fence with trailing plants and 6 No. silver birch trees (resulting in an increase in the on site tree planting).

There are 22 car parking spaces as existing and 22 car parking spaces proposed. The spaces would be finished in black top, although two of the three car parking spaces directly adjacent to the new office would be constructed utilising grasscrete.

At present there is one access/egress point; one access only point and two egress only points as existing. The only access to the main car park is via the access/egress point to the north-west.

The proposal is for a one way access loop for each chapel.

Existing traffic management signage (entry/no entry) will be adjusted to reflect the new circulation arrangements.

Consultations

The proposal has been advertised in the local press as affecting the setting of a Listed Building and a site notice was displayed at the application site

Three letters of objections have been received from No.'s 254, 256 and 293 Barlow Moor Road, expressing concerns about:

- Overlooking (from the proposed building, particularly the main entrance and from external seating outside of the main entrance – and associated noise disturbance).
- Construction (including loss of car parking during construction) and the impact of excavation of the basement level upon neighbouring property and queries relating to the length of time of the build period.
- Parking - A request was made for extra parking to be provided to address current parking problems.
- The impact of the proposal on the setting of listed buildings within the Crematorium and in Southern Cemetery. The building would be in a more prominent location, which would set a precedent for future development.

- Loss of soft landscaping and use of inappropriate screening landscaping to the boundary (mature trees that would remove daylight)
- Light pollution from the uplighters proposed.

Highways – The LHA did not raise any objection to the application as it is considered that the proposals for a new office building within the grounds to the Crematorium would not introduce any significant additional highway impacts.

Highways did however request additional information as to how the proposed new access arrangements and circulation within the car park would operate safely.

This information has now been provided by the applicant/highway consultant and is considered satisfactory.

Vehicles arriving at the New Chapel will be directed to use the northwest access point and exit from the Crematorium car park using the existing former shared exit. Those vehicles arriving at the Old Chapel will be directed to use the existing car park entrance and to exit by the southeast access gate.

This arrangement is considered satisfactory and is considered to improve circulation within the car park grounds and as a result will also reduce queuing on Barlow Moor Road for vehicles waiting to access the Crematorium and Chapels.

An appropriate visibility splay has been provided to demonstrate safe visibility from the exit to the car park from the New Chapel and this is also satisfactory.

A signing strategy is to be implemented which clearly indicates the proposed entrance and exit points to the car parking areas for the Old and New Chapels. All signs must be placed within the private boundary and must not impinge onto the adopted highway. This also applies to any proposals for painted ‘road markings’ which must also be placed within the private curtilage and not on the public highway.

It is recommended that a planning condition setting out the requirement for appropriate entrance and exit signs to be placed at the agreed entrances and exit points to the development and that these details are agreed with the LPA prior to their implementation.

It is noted that the transport statement submitted in support of the proposals states that the site is well placed for connections to the National and local cycle networks; with access to National Routes 6 and 62 within short cycling distance from the Crematorium and there are also local cycle routes along Barlow Moor Road, Nell Lane and Mauldeth Road West.

To further support cycling as an alternative travel mode it is recommended that cycle storage and cycle parking facilities are provided in association with the new office building for staff and/or visitor use. A minimum provision of 4 cycle stands would be considered appropriate for the development.

Environmental Health – Recommend conditions relating to construction management, hours and external equipment noise, which have been appended.

Greater Manchester Ecology Unit – Have no objections on nature conservation grounds. Tree and shrub losses will not be significant, and are in any case off-set by new landscaping. The existing building to be demolished has low-negligible potential to support bats.

Contaminated Land – Recommend a standard condition, attached below.

Manchester Conservation Areas and Historic Buildings Panel – The Panel acknowledged that the applicants had responded to their previous comments, but felt that its success would be down to the detailed design and quality of materials and finishes which could look poor if not very carefully controlled.

The Panel referred to the previous presentation to the Panel where the aspiration was to try and draw inspiration from the Barcelona Pavilion. Unfortunately the Panel felt that this building doesn't have the finesse or discipline of the mix of planes and special qualities created by the design and qualities such as the oversailing roof seen in the Barcelona Pavilion and it may end up looking like a flat roof single storey box.

The Panel would like to see more drama to the building which could be achieved by providing a more substantial roof projection. They also felt that more expression of the roof could be made by introducing a channelled section between the glazing and the underside of the roof. This would also overcome the problem of having to conceal the suspended ceiling with an obscure glazing / film, which the Panel felt would look poor.

The Panel would like to see the overhanging roof made of a high quality material with seamless jointing to provide suitable band of bronze. They felt that this detail could be weakened and end up looking like a commercial building with an inappropriate material that showed the joining.

The Panel observed that the Portland Stone panels looked very thin and hoped that it would be Portland Stone rather than a grid of panels. They also noted that the proportions didn't marry with the glazing. The Panel suggested that the designers should look at a tightly jointed Portland Ashlar finish which would have a much better appearance.

The Panel would like to see an anodised finish rather than a flat powder coated finish which would give a higher quality feel and depth to the material.

The Panel observed that the lift didn't look large enough for wheelchair access.

The Panel felt that such a simple building could go dramatically wrong if the quality of detail and materials are compromised and asked if these could be very carefully controlled.

Issues

Policy

Relevant National Policy

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply.

Paragraph 12 of the NPPF states that:

“Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

The proposed development is considered to be consistent with sections 7, 8 and 12 of the NPPF for the reasons outlined below.

Section 7 Requiring Good Design - The proposed scheme has been the subject of significant design consideration, consultation and evolution. The building would be of a high quality and would help to raise the standard of design more generally in the area.

Section 8 Promoting healthy communities – The development would facilitate social interaction and help to create a healthy, inclusive community. The development would help to integrate the site into the locality and increase levels of natural surveillance.

Section 12 Conserving and Enhancing the Historic Environment- The proposals would not have an adverse impact upon the setting of the nearby listed buildings and this is discussed in greater detail below.

Paragraph 128, requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The level of detail should be proportionate to asset's significance and should allow the planning authority to understand potential impacts to that significance. Paragraph 129 states Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and, the more important the asset, the greater the weight should be.

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1, T2, EN3 and DM1.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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 adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

Policy SP 1 (Spatial Principles) – The development would be sustainable and be consistent with the aim of bringing forward economic and commercial development. It would be close to sustainable transport provision and make a positive contribution to neighbourhoods of choice by enhancing the built and natural environment, creating a well designed place that would both enhance and create character, re-use previously developed land and reduce the need to travel. Consideration has been given to minimising the impacts of the development on local residents.

Policy T2 Accessible Areas of Opportunity and Need – The proposed development would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN3 – Heritage - It is considered that the quality and design of the proposed building would not have a detrimental impact on the setting of the nearby listed buildings. This is discussed in more detail below.

Policy DM 1 - Development Management – This policy sets out the requirements for developments in terms of Code for Sustainable Homes and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- Adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;

- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

For the reasons given above, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

Saved Unitary Development Plan Policies

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

DC19.1 Listed Buildings – It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

DC26.1 and DC26.5 Development and Noise – The applicant has stated that a passive ventilation system will be introduced with no air conditioning proposed and it is considered that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise. This is discussed in more detail later on in this report.

For the reasons given above, it is considered that the proposal is consistent with the policies contained within the Unitary Development Plan.

Legislative requirements

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Principal

Following receipt of objections to the planning application, the applicant undertook a community engagement process.

During this process the applicant clarified that a number of options for redevelopment of the office building were considered, however, this option minimised disruption on site with regards to the impact on only 9 existing memorials. This option also retained the existing number of car parking spaces and improved vehicular circulation during funerals, whilst improving office accommodation and limiting the impact of the proposal on the listed buildings on site.

Design Issues, Relationship to Context and Impact on Historic Context



The existing building on the site is considered to be of little architectural merit, with a neutral impact upon the visual amenity of the area and the setting of the listed building. There would be no impact on the registered park, due to the separation distances involved. There is therefore no objection to its demolition.

The effect of the demolition works on key views and listed buildings has been considered.

Section 12 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 128 identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the assets importance sufficient to understand the potential impact of the proposals on their significance.

Where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposals. The application has assessed the impact of the proposal on the nearby listed buildings.

The Heritage Statement identifies that the proposal will have some impact on the setting of the Crematorium buildings when viewed from Barlow Moor Road and immediately within the site. However the statement goes on to conclude that the proposals satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant sections of the NPPF as the proposals do not cause harm to the heritage asset.

The proposed new office building has given special regard to the desirability of preserving the listed buildings and their setting.

The building will be 34m away from the New Chapel (compared to the 11m separation between the New Chapel and the existing office building). The building would be 49m away from the Old Chapel.

Heritage assets are not directly impacted by the proposal. The new office will be located within the setting of the listed buildings and as such the siting has been carefully considered as has the form and materiality. The new building is recessive in scale and proposes high quality complementary materials.

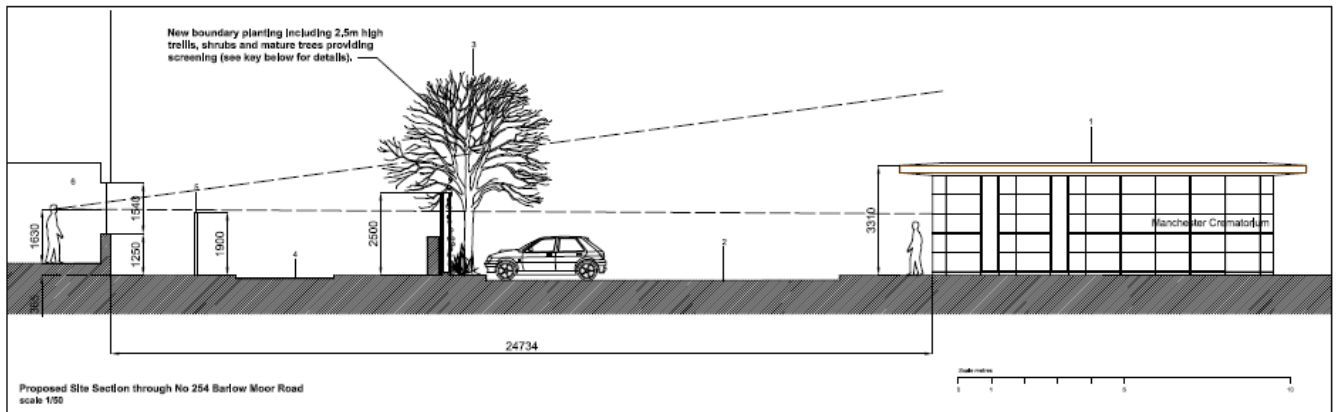
The proposals have been carefully considered to ensure that they are appropriate for the setting and ensure that the heritage elements of special interest are not affected.

The use of Portland Stone, particularly for the elevation facing Barlow Moor Road, is intended to give the building a reference to the Portland Stone features on the existing buildings on site. The building would have a lightweight roof, the sectional details of which are to be secured by a bespoke condition as requested by the Manchester Conservation Areas and Historic Buildings Panel.

The Panel also requested amendments to certain detailed elements of the scheme proposed, which can be controlled through the imposition of the bespoke materials condition suggested.

Considerable weight must be given to preserving the setting of the nearby listed buildings under Section 66 of the Listed Building Act 1990. It is considered that the proposed development would not have a significant detrimental impact on the settings of nearby listed buildings.

Residential Amenity



A concern has been expressed by residents at the neighbouring property that the reoriented building would provide overlooking from the main entrance and associated external seating towards the side of their property.

The proposal would be located over 24m away from the side elevation of the neighbouring property, separated by a private access road and car park and screened by landscaping and trees planted to the boundary. It is therefore considered that the scheme would not have an adverse impact upon the residential amenity of the neighbouring property by virtue of overlooking.

A concern was also expressed about noise disturbance associated with congregation in this location. Given the distances provided, the appropriate screening proposed to the boundary and the ability for congregation on the site as existing, it is not considered the scheme proposed would cause noise disturbance that would unduly affect residential amenity.

The lighting proposed to the building and contained within the hard landscaping (details of which have been provided) would not be of such a level as would have any adverse impact upon residential amenity.

Concerns relating to disturbance whilst construction works are to be undertaken are to be controlled through the imposition of a Construction Management Plan condition.

The possible impact of excavation works referred to by residents is not a material planning consideration to carry such weight so as to warrant permission being refused.

Car Parking and Traffic

Concerns have been expressed by residents about the existing problems with car parking and traffic related to the use of the site. They have also raised concerns about the displacement of car parking during construction works.

The car parking capacity on site would remain as existing, therefore there are no objections to the car parking proposals.

With regards to traffic circulation, at present there is one access/egress point; one access only point and two egress only points as existing. The only access to the main car park is via the access/egress point to the north-west. The proposal is for a one way access loop for each chapel.

Existing traffic management signage (entry/no entry) will be adjusted to reflect the new circulation arrangements, the details of which are to be conditioned.

Highways consider that the alteration would improve circulation within the car park grounds and as a result will also reduce queuing on Barlow Moor Road for vehicles waiting to access the Crematorium and Chapels.

The applicant has stated that they anticipate a 9 month construction phase, during which the car parking will be displaced. They will encourage the Crematorium staff (approximately six cars) to park in non-public parking areas during this period and inform funeral operators of the on-site constraints.

Cycle Parking

The plans as submitted do not include provision for cycle parking. A request has been made of the applicant to accommodate four cycle parking spaces. Members will be updated on this matter at committee.

Waste Management

The plans as submitted do not include provision for the storage of bins. A request has been made of the applicant as to the intention of the Crematorium with regards to the storage of waste within the office building and the collection of said waste. Members will be updated again on this matter at committee.

Conclusion

Having regard to the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies, including the Core Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

The replacement building proposed would provide an improved facility for the benefit of the general public.

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 the right to a fair hearing and to this end the Committee 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 Head 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 approval of the application is proportionate to the wider benefits of approval 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 based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and has been determined in a timely manner.

Reason for recommendation

Conditions to be attached to the decision

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:

07307_151 Revision A	Proposed Site Section 3
07307_150 Revision B	Proposed Landscape Plan
07307_149 Revision B	Typical Bay Study
07307_148 Revision B	Site Sections 2
07307_147 Revision B	Site Sections 1
07307_146 Revision C	Proposed Elevations
07307_145 Revision C	Proposed Sections
07307_144 Revision C	Proposed Plans
07307_143 Revision G	Proposed Site Plan
07307_142 Revision B	Existing Plans and Elevations
07307_141 Revision E	Existing Site Plan
07307_140 Revision C	Existing Site Plan

Heritage Statement reference P0131_HS_REP001 dated February 2016
Planning and Design and Access Statement (including Environmental Standards Statement)
Transport Statement and appendices reference TPMA1399/TS dated 1st December 2015
Arboricultural Report

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

3) Final samples and specifications of all materials (including appropriate sections to the windows) to be used on the external elevations of the development hereby permitted shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to the erection of the above ground structure. The approved materials shall then be used in the construction of the development.

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, EN3 and DM1 of the Manchester Core Strategy.

4) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the development hereby approved. The car park shall then be available at all times whilst the site is occupied.

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

5) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Hours of working;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location.

The scheme should be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

Reason - To secure a reduction in noise in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) The premises shall not be open outside the following hours:-
Monday to Friday 08:30 to 16:30
Saturday 08:30 to 11:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

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

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

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

9) The landscaping works shown on the approved plans 07307_150 Revision B Proposed Landscape Plan and 07307_151 Revision A Proposed Site Section 3 shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

10) Notwithstanding the details shown on the drawings submitted, prior to the commencement of above ground works, details of the proposed entrance and exit signage to be placed at the agreed entrance and exit points shall be submitted to in writing and approved by the local planning authority.

Reason: To ensure that the circulation of traffic is appropriately controlled in accordance with policy DM1 of the Manchester Core Strategy.

11) Notwithstanding the details shown on the drawings submitted, prior to the commencement of above ground works section drawings to a scale of 1:20 shall be submitted that show the relationship of the roof to the building proposed.

Reason: To ensure that the detailing of the building within the grounds of a heritage asset is appropriately, as specified in policies EN3 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 111217/FO/2016/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

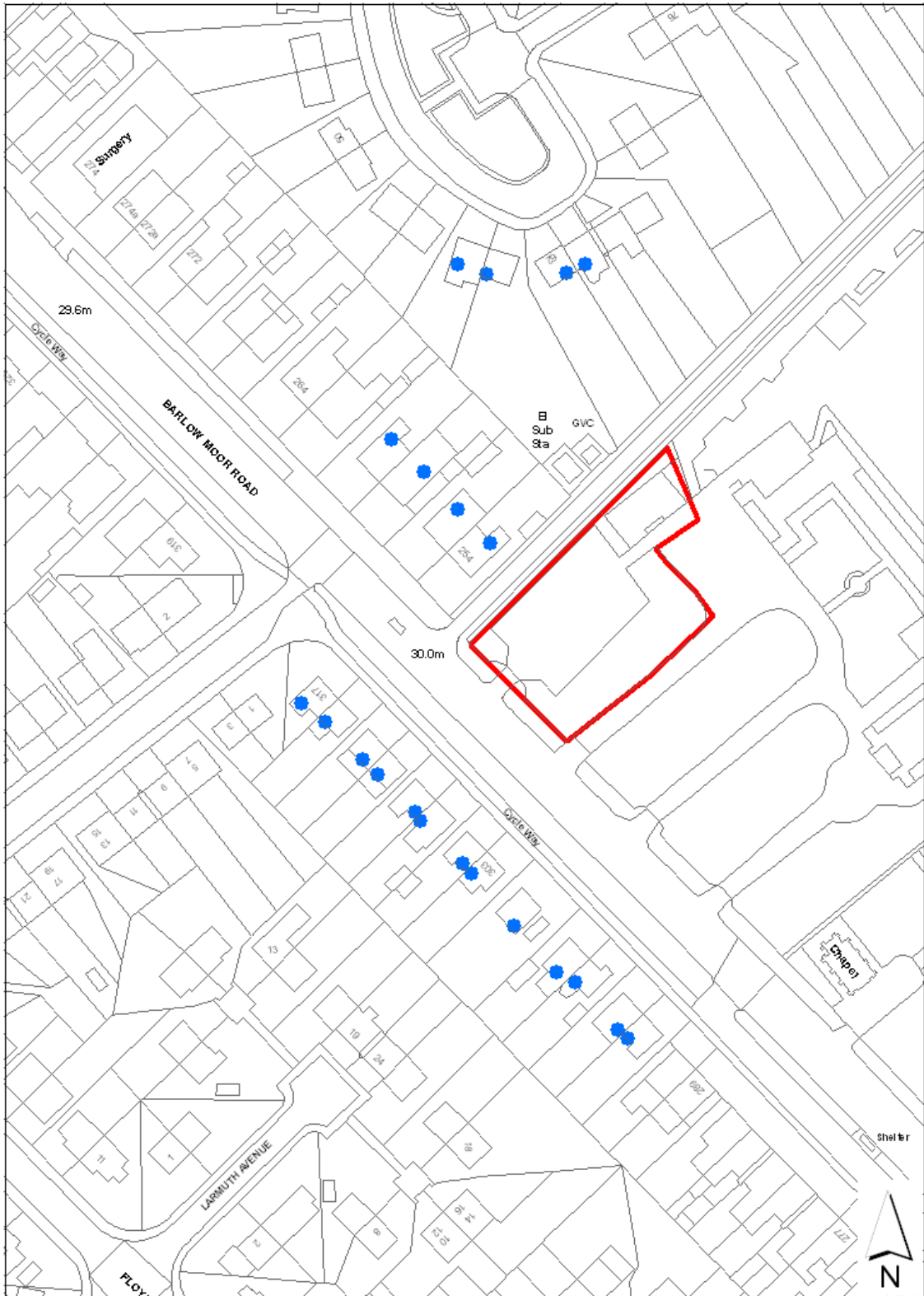
Highway Services
Environmental Health
South Manchester Regeneration - Central SRF
Greater Manchester Ecology Unit

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

254, 256 and 293, Barlow Moor Road, Manchester

Relevant Contact Officer : Jennifer Connor
Telephone number : 0161 234 4545
Email : j.connor3@manchester.gov.uk



 Application site boundary  Neighbour notification
© Crown copyright and database rights 2016. Ordnance Survey 100019568

