

Application Number	Date of Appln	Committee Date	Ward
114187/FO/2016	1 Nov 2016	16 Nov 2017	Whalley Range Ward

Proposal Change of use from a mixed use comprising basement storage, ground floor offices and Prayer Hall and residential to residential comprising a total of 30. No. (1+2+3 Bed) apartments, erection of a three storey extension incorporating accommodation in basement and roof space with associated elevational alterations, access, parking and amenity space.

Location The Madina Hall , 122 Withington Road, Manchester, M16 8FB

Applicant Mr M Ishtiaq , MI7 Developments Ltd, Unit 14 Listerhills Science Park, Campus Road, Bradford, BD7 1HR,

Agent Mr Liam Donnelly, Mimar Design Architects, Peak House, 6 Oxford Road, Altrincham, WA14 2DY,

Description

This application relates to an irregular shaped site of approximately 0.27 hectares located at the junction of Withington Road and May Road at the southern end of Whalley Range local centre and within the Whalley Range Conservation Area. The site is currently occupied by what were a pair of large semi-detached villas set well back into the site. The property has been extended and is currently in use as a mosque/community centre and offices on the ground floor with living accommodation above. The site has road frontages to Withington Road and May Road, along the western boundary is the side elevation and rear garden of a semi-detached house on May Road, and the rear gardens of houses on Victoria Road . The southern boundary of the site adjoins the Nello James community centre. The southern end of the site wraps around the rear and side of a parade of five commercial units with living accommodation over, that front Withington Road. These properties are more recent than the buildings on the application site and appear to have been constructed within the original curtilage of the property the subject of this application.

To the south west and along May Road the boundary is defined by an approximately 1.8 metre high brick wall. The entrance for pedestrian and vehicles is via a pair of gates angled across the junction of Withington Road and May Road. The boundary to Withington Road is formed by a hedge. The forecourt to the property is given over to parking.

Within the site there are two trees, a weeping ash and a sycamore and a small group comprising cherry and sycamore trees.

The site is adjoined to the west by the side and rear gardens of residential properties on May Road and Victoria Road. To the north across May Road is a modern block of flats and the gable elevation of commercial properties fronting Withington Road. Facing the site to the east across Withington Road is a piece of land used for the sale of cars and a supermarket.

In response to concerns raised the development has been substantially redesigned and the number of flats reduced from 34 to 30.

Permission is sought to extend the existing building and to convert the enlarged property into 30 self-contained flats with associated car parking and landscaping.

It is proposed to demolish two existing extensions to the property. One a three storey flat roofed extension on the side , north, elevation and a three storey extension on the rear, west elevation. The retained building would be refurbished and a new three storey extension would be constructed projecting from the side , north, elevation. The extension which would be contemporary in its style would include accommodation at the basement level and in the roof voids. The proposed extension would project 20 metres to the north and have the same eaves and ridge heights of the existing building. There would be a full height bay and gable on the front elevation reflecting in a contemporary style the bays on the retained building. A similar feature would be created on the north, May Road elevation.

The enlarged property would be converted to 30 self-contained flats comprising 13, one bed two person flats, 11, two bed three person flats, 5, two bed four person flats and one 3 bed five person flat. The smallest one bed flat would be 50 square metres in floor area, the two bed three person flats a minimum of 61 square metres, the two bed four person flats a minimum of 70 square metres and the three bed five person flat would be 105 square metres.

The existing entrances to the property are via a flight of steps at the front of the property. It is proposed to create a level entrance from the car park at the rear of the property. This entrance will lead to a communal area with a lift giving access to 23 of the 30 flats, the inaccessible flats being located in the retained building.

In total 30 parking spaces would be provided. 25 of the spaces including three accessible spaces would be located at the back of the property, adjacent to the rear boundary. The car park would operate an in /out system with access from Withington Road. The exit would be on to May Road. The remaining five spaces plus one space for a visitor would be located at the front of the property using the existing access at the junction of Withington Road and May Road. A cycle store would be provided adjacent to the front car park.

The existing boundary walls to may Road and the west and south boundaries would be retained and made good as necessary. Along Withington Road the hedge would be replaced with 600mm high railings on top of a 1 metre high brick wall

Refuse storage is provided to the rear of the property in a dedicated refuse store.

Two large sunken terraces are proposed at the front of the property together with a smaller sunken terrace adjacent to the north elevation. Two lawned areas are proposed at ground level in front of the property and a third would be located adjacent to the May road boundary. The indicative landscaping scheme shows all the existing trees removed and 15 replacements provided. Of the trees to be removed the most significant is a large weeping ash located within the car park at the front of

the property. The tree has a longitudinal cavity within the trunk with significant hollowing and would therefore need to be removed.

A Flood Risk and Drainage impact assessment has been submitted which concludes that the development could be satisfactorily connected into the May Road sewer and that there is a very low flood risk to the site.

Consultations

Ward Members

Councillor Mary Rose Watson on behalf of residents has raised issues in respect of the condition of the perimeter wall to May road, the loss of trees and the access from Withington Road. In addition she has enquired into the possibility of as106 for local improvements and asked if there will be any affordable housing in the scheme.

Local residents/Businesses

Local residents and businesses have been notified about the proposed development on two occasions the second following significant changes to the scheme.

Five letters have been received in respect of the proposed development. The issues raised are summarised below.

- Concerns is expressed about the safety of the proposed access to the rear car park which is adjacent to the shops and narrow.
- At one space per dwelling there is insufficient parking which will lead to additional demand for on street parking in the surrounding streets.
- delighted in principle to see the development of the site but felt that 34 flats (as originally proposed) was an overdevelopment
- The one way parking system will put significant extra traffic onto May Road.
- Concerned that the plan did not contain disabled parking spaces.
- The width of car parking spaces has been in the news recently and consideration should be given to making the spaces wider to accommodate modern wider cars.
- Concern is expressed about the pallet of materials.
- Rather than adopt a contemporary approach the extension should be a replica of the existing building.

Range Road Residents Group

Have made the following comments in respect of the proposed development as originally submitted.

- The existing building has been deteriorating for years and the extensions are ugly and inappropriate. It is surrounded by a sea of tarmac, the perimeter is a seriously overgrown hedge and walls that are in poor condition. In its current state it is not an asset.
- It is good to see 100% parking particularly when most of it is hidden behind the building.

- The introduction of gardens and more trees will help soften the development, and is welcome.
- Concern is expressed about the position of the gate to the entrance of the car park, although the access arrangements are described as innovative.
- Concern is expressed about the number of flats 34.
- The mixture of old and new is challenging and not to every ones taste, but there is no doubt that it is impressive, ambitious and striking. The nearby gallery met the same reservations but no one doubts it is an asset to the area.

Victoria Road Residents

The residents are mostly supportive of the proposed development. Their main concern is the state of the wall.

Whalley Range Community Forum

- The extension should be designed to replicate the existing building.
- The reduction in use of the corner access is welcomed but concern is expressed about the viability of the proposed one way system, particularly for larger vehicles.
- The proposed works to the forecourt of the property are welcomed, and the treatment of the front boundary needs to be closely scrutinised.

Concerned about the numbers of flats proposed, 34, which is an overdevelopment.

Strategic Area and Citywide Support

No objections in principle subject to the impositions of conditions requiring the follow:-

- The submission and approval of a management plan for the construction phase of the development
- The acoustic insulation of the proposed flats against noise from Withington Road.
- The acoustic insulation of any external plan or equipment.
- The approval of a scheme for the management of waste.
- The submission of an air quality impact assessment.
- The submission of a contaminated land survey for the site.

Manchester Conservation Areas and Historic Buildings Panel

The Panel felt that the building and Conservation Area would be improved by the removal of the existing inappropriate extensions and by the proposed improvements to the landscaped setting.

The Panel observed that in respect off the original scheme that the design should be a good quality faithful replication or modern interpretation rather than a poor reinterpretation. They also felt that the design should take more reference from the materials, rhythm and detailing and be a lot simpler.

Flood Risk Management

The Flood Risk and Drainage Assessment is satisfactory and condition are recommended in respect of surface water drainage works and the approval of a sustainable drainage scheme.

Highways

No objections in principle but requests a construction management plan is submitted and clarification is sought in respect of the refuse collection proposals.

Policy

Core Strategy

The relevant Core strategy policies are SP1, DM1, EN3, EN9, EN14, H1, H6, H8 and H11

Policy SP1 is relevant to this application as it sets down the spatial principles that will guide development in the City, including the creation of neighbourhoods of choice.

Policy DM1 has relevance to this application as it seeks to protect the amenity of an area from the adverse impact of development. In particular the policy looks at issues such as design, impact on the character of an area, impact on crime and safety, accessibility.

Policy EN3 seeks to protect the character of the City's heritage assets from the adverse impact of development and is relevant as the site is located within the Whalley Range Conservation Area.

Policy EN9 seeks to protect the City's green infrastructure from the impact of development and is relevant to this application as a number of trees are affected by the proposal.

Policy H1 is relevant in that it sets down the Council's objectives in supplying new housing. Approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works

Policy H6 is relevant to this [proposal as it involves the creation of new living accommodation. Seeks to provide housing to meet the particular needs of an area.

Policy H8 requires developments of a certain scale to include a proportion of affordable units and is relevant to the development as the number of uniots proposed exceeds 15.

Policy H11 is relevant to this proposal as it involves the creation of new self-contained flats as the policy requires new flats to provide a high standard of accommodation.

Guide to Development in Manchester

In respect of development in conservation areas the Guide says that the overriding criteria is that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Green and Blue Infrastructure Strategy

The Strategy seeks to protect and enhance private gardens as important areas of green space. The Strategy further encourages developers to increase or improve the quality of green infrastructure as part of development.

Residential Quality Guide

The Guide says that the blend of old and new is essential as part of the natural growth of the City, striking the balance between responding to the past and embracing the future. New development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place.

Unitary Development Plan

The relevant saved Unitary Development Plan policies are DC15 and DC18

Policy DC5 is relevant to this application as it involves the creation of self-contained flats. The policy requires flat developments provide a high standard of accommodation, that large difficult to use properties are suitable for conversion and that there are adequate arrangements for the storage of refuse and parking.

Policy DC18 seeks to preserve or enhance the City's Conservation areas and ensure that development are of a high standard. It is relevant as the site is located within the Whalley Range Conservation Area.

National Planning Policy Framework

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7). Paragraphs 11, 12, 13 and 14 of the NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 provides: "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.”

Paragraph 131 through 137 give guidance in the consideration of applications that impact on heritage assets. 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.

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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Legislative Requirements

Section 72 of the Listed Buildings Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The impact of the proposed development in respect of the above policies is addressed in the following sections.

Issues

Principle

This application seeks to retain a poorly maintained and unsympathetically extended property that occupies a prominent site adjacent to the local Centre which is a focus for activity within the Whalley Range Conservation Area as well as being on a major transport route through the area. It is considered that the retention and extension of this property and its conversion into a range of different sized residential accommodation therefore accords with Core Strategy policies SP1, H1 and EN3 and saved Unitary Development Plan policy DC5 and is therefore acceptable in principle.

Scale

The proposed extension is substantial, at 20 metres wide is over two thirds the width of the retained property, 27 metres. In terms of height the eaves and ridge reflect those of the original property. However the extension occupies the more prominent corner of the site and it is considered that a smaller extension would lack the substance to hold the corner and would look incongruous.

On balance it is considered that the scale of the proposed extension is acceptable for this location.

Site layout



The construction of the parade of shops within what was once the curtilage of the site has to a degree compromised the site layout in that from the street the buildings appear to be located to one side. The construction of the extension to the north side therefore brings some balance to the site when viewed from Withington Road, whilst retaining the building line to May Road. The creation of the sunken terraces and soft landscaping to a substantial part of the forecourt will significantly improve the setting of the building, which is currently very poor. Locating the majority of the parking to the rear of the property reduces its impact on the character of the conservation area.

On balance it is considered that the proposed site layout is acceptable and accords with Core Strategy policies SP1, DM1 and EN3

Design



Concern has been expressed about the contemporary approach adopted for the proposed extension with some favouring an approach that involves reproducing the style of the existing building. The principle advantage in adopting a contemporary design is that it remains clear for all to see what is the extension and what is the original building. In this particularly case the architecture of the extension is heavily informed by the host property and features from the main building including bays, gable and dormers are reproduced.



Whilst the retained building is to be restored with sympathetic materials, reinstating the original architectural details including windows and doors. The building will be lime rendered to match its current finish. The proposed extension will use contrasting modern materials principally zinc cladding and timber boarding. It is considered that this approach with the strong contrast between the old and the new will make a bold architectural statement in this prominent location.

The revised scheme it is considered addresses the concerns of the Manchester Conservation Areas and Historic Buildings Panel.

It is considered that the approach adopted is appropriate to this location, particularly given the scale of the extension and that the development therefore accords with Core Strategy policies SP1, DM1 and EN3.

Impact on the character of the conservation Area

As mentioned this site occupies a prominent location on a major route through the Whalley Range Conservation Area. In its current condition with its unsympathetic extensions, the poor state of repair and the lack of landscaping it is considered that the building detracts significantly from the character of the conservation area. The proposed development as well as introducing a piece of high quality architecture to the area will upgrade the retained building and restore the character of the buildings setting.



Street Scene to East side Elevation

The extensions to be demolished are flat roofed additions the design of which is not informed by the original buildings either in terms of their scale or the proportion and design of their openings. It is considered that the demolition of these extensions will not harm the character of the retained building or the conservation area.

Whilst the proposed extension would result in the loss of an area of open land at the junction of Withington Road and May Road would cause some limited harm it is considered that the benefits of the scheme in terms of the improvements to the retained property and the new landscaping would outweigh any harm caused.

The proposal will result in the loss of the hedge to the front of the property, whilst the loss of this green infrastructure is less than ideal the replacement wall and railings will open up views of the building and its new landscaped setting.

On balance it is considered that the development would make a significant contribution to enhancing the Whalley Range Conservation Area and therefore accords with Core Strategy policy.

Accessibility

Converting older properties to flats and making them accessible can be problematic, both in terms of elevated ground floors and split levels within buildings. In this instance the construction of the proposed extension enables the creation of a level access and ensuring that access can be obtained to 23 of the 30 flats on all floors of

the development. In addition three accessible parking spaces are proposed close to the entrance to the property.

On balance it is considered that the provision of accessible accommodation is acceptable.

Landscaping

As the property stands there is no landscaping as such with the exception of the hedge to Withington Road and the small number of trees within the curtilage. The indicative landscaping plan shows the introduction of areas of soft landscaping and the planting of at least 11 new trees together with the introduction of more architectural features such as sunken terraces. It is considered that these elements will greatly enhance the proposed development and a condition is proposed requiring the approval of the more detailed aspects of the scheme, at which time the provision of additional trees can be investigated.

Trees

The principle tree on the site is a weeping ash located in the forecourt to the property. This tree is in poor condition with a longitudinal cavity within its trunk and significant hollowing, and therefore needs to be removed. The remaining trees are a self-seeded sycamore in good condition its loss is not considered significant and it would be replaced with a more appropriate species. The group of sycamore and cherry trees are in fair to poor condition and are located at the rear of the shops on Withington Road. These trees are not considered to be significant due to the condition and location where they are partially screened from the public domain. As the removed trees are to be replaced with at least 11 new trees is considered to be acceptable and accord with Core Strategy policy EN9.

Parking

The provision of 100% car parking is in line with the Council's current practice. Similarly the provision of three accessible spaces adjacent to the building entrance is considered acceptable.

Access

The existing access at the corner of May Road and Withington Road is less than satisfactory however the proposed split car park will significantly reduce the usage of this access point which should benefit highway safety.

The proposed in/out system will ensure that what would otherwise be a narrow unusable strip of land will be brought into use and not left to detract from the area and also by reducing the amount of traffic on May Road.

Highways have raised no objections to the proposed and it is therefore considered to be acceptable.

Residential Amenity

In terms of the current use of the premises as a mosque/community centre the proposed development would at certain times result in a significant reduction in the amount of vehicular and pedestrian activity in and around the site.

The proposed flats will be approximately 11 metres from the rear gardens of properties on May Road and Victoria Road and the building is unlikely to have any overbearing impact on those properties. Further by being to the east of the any impact on sunlight would be limited to the mornings and this would mostly be from the existing property as the extension is largely opposite the gable of the house on May Road.

There is some potential for overlooking of the adjoining residential properties however, at approximately 11 metres from the boundary this is unlikely to be significant and again most of the windows from which the impact would be greatest are in the existing building.

The proposed car park is adjacent to the rear gardens of properties on Victoria Road and May Road. And consequently there is the potential for some loss of amenity in these gardens. This would be offset to a degree by the retained boundary wall and also area of landscaping to limit to numbers of cars adjacent to the boundary.

The car park exit faces the new flats on May Road but by being an exit only it is considered that the level of activity would be minimised and not significant.

On balance it is considered that the proposed development would not significantly impact on the amenity of residents and therefore accords with Core Strategy policies SP1 and DM1.

Boundary Treatment

Concern has been expressed about the condition of the boundary wall on May Road. As part of the proposed development this is to be retained and repaired. As the wall forms part of the historic fabric of the site this approach is considered acceptable.

It is also proposed to replace the existing hedge to Withington Road would be replaced with a low wall and railings. This approach will open up views into the site and is considered to be acceptable.

The proposed boundary treatments accord with Core Strategy Policies SP1, DM1 and EN3 and saved Unitary Development Plan policy DC18.

Affordable Housing

Core Strategy policy H8 sets the threshold for providing affordable housing within a development as a site are of 0.3 hectares or where 15 or more units are proposed. Accordingly the applicant was asked to include affordable housing within the scheme. Core Strategy policy H8 includes a provision whereby the provision of affordable housing can be waived where it would affect the financial viability of the scheme. To this end the applicant has submitted a financial viability statement which demonstrates that the scheme cannot support the provision of affordable units. This

has been checked by Council officers and it is considered that on balance the scheme is sufficiently marginal for the Council not to require an element of affordable housing.

S106

Where appropriate the Council can as part of an application seek to enter into a legal obligation with the developer to address a particular issue generated by the proposed development. In the case of the proposed development it would result in substantial environmental improvements to a prominent site within the Whalley Range Conservation Area. It is not considered that there are any outstanding issues that would need to be addressed through a s106 agreement. Further and mentioned in the previous section the viability of the development is marginal and any financial contribution could render the scheme unviable.

Standard of Accommodation

The proposed accommodation accords with the space standards recently adopted for residential developments and is generally considered to be acceptable.

Refuse Storage

The submitted drawings show the location for refuse storage however there are no details of the appearance of the enclosure and an appropriate condition is proposed in this regard. It is considered that the flats are sufficiently large to accommodate refuse and recycling material on a short term basis prior to it being removed to the communal store.

Cycle Storage

A large cycle store is shown adjacent to the entrance at the junction of Withington Road and May Road. No details are provided of the appearance of the store or its capacity and it is proposed to make these the subject of a condition.

Air Quality

It is not considered that the proposal will have an unduly harmful impact on air quality in the area. As part of managing the impacts of construction, a Construction Management Plan will be required to be agreed which ensure that dust suppression measures are employed throughout the construction phase. It is not considered that the traffic generated by the development will create unacceptable levels of air pollution and this together with the soft landscaping at the site will ensure air quality effects are acceptable.

Construction Management Plan

This is a large development with the potential to cause nuisance during the construction phase. It is therefore considered appropriate to attached a condition requiring the submission and approval of a Construction Management Plan.

Conclusion

The proposed development will ensure the future of a prominent building within the Whalley Range Conservation area as well as introducing a high quality extension that will it is considered enhance the area. On balance it is considered that the proposal accords with both national guidance and local policies and is acceptable in all respects.

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 polices 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 issues arising from the consideration of this application, in particular the scale and design of the proposed extension.

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:

376-P-01 rev A, 376-P-02 rev A, 376-P-03, 376-P-04, 376-P-05, 376-P-06 rev A, 376-P-07 rev A, 376-P-09 rev A, 376-P-10 rev A, 376-P-11 rev A, 376-P-12 rev A and 376-P-13 rev A

P17. The Flood Risk and Drainage Impact Assessment by ARC Engineers reference 2017/090, Design and Access Statement July 2017.

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) The development hereby approved shall not progress beyond damp proof course level until samples of the materials to be used in the external elevations have been submitted to and approved in writing by the City Council.

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 Core Strategy.

4) Before the development hereby approved commences a Construction Management Plan shall be submitted to and approved by the Council. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works. Any proposal for out of hours works shall be submitted to and approved in writing by the City Council, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

Reason

To secure the satisfactory development of the site pursuant to Core Strategy policy DM1.

5) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Withington Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to Core Strategy policies Sp1 and DM1 and saved Unitary Development Plan policy DC26.

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 level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy Policies Sp1 and DM1 and saved Unitary Development Plan Policy DC26.

7) Before the development hereby approved is first occupied the detailed design of the refuse store shall be submitted to and approved in writing. The approved scheme shall be implemented in full and maintained in perpetuity.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1 and saved Unitary Development plan policy DC5

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) Before the development hereby approved is first occupied the car parking shown on the approved plans shall be demarcated and made available for use.

Reason to ensure that there is sufficient parking available for the future residents of the development pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC5

10) Before the development hereby approved is first occupied a scheme for the hard and soft landscaping shall be submitted- to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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.

11) Before the development hereby approved is first occupied the detailed design of the proposed cycle store shall be submitted to and approved in writing by the City Council as local Planning Authority. The approved scheme for the cycle store shall be implemented in full within 12 months of the date of the approval of the scheme.

Reason

To ensure that there is satisfactory provision for the storage of cycles pursuant to Core Strategy policy DM1

12) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

13) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

14) Before the development hereby approved is first occupied the boundary treatment shall be completed in accordance with drawing 376-P11 and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

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: 114187/FO/2016 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:

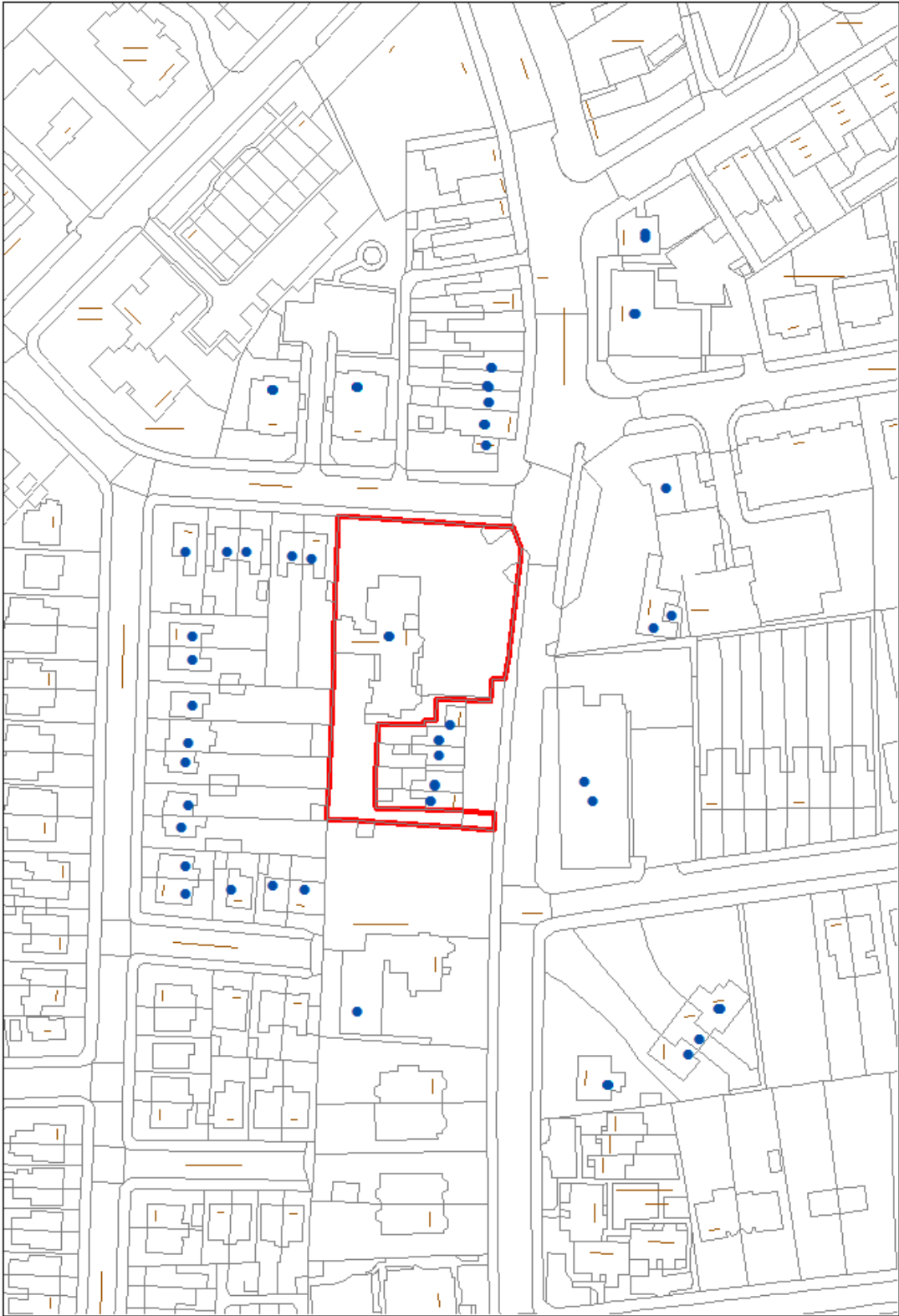
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Housing Strategy Division
South Neighbourhood Team
Greater Manchester Police
Whalley Range Conservation Area Group
Whalley Range Forum
Range Road Residents Group



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:

Range Road Residents Association
Victoria Road Residents
Whalley Range Community Forum
5 May Road
33 Mayfield Road,
9 RANGE ROAD,

Relevant Contact Officer : Dave Morris
Telephone number : 0161 600 7924
Email : d.morris@manchester.gov.uk



 Application site boundary  Neighbour notification
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