

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 128868/FO/2020

Date registered valid: 8 August 2021

Proposal: Change of use of vacant warehouse to form restaurant (Class E) together with elevational alterations and the installation of a fume extraction flue

Address: 6 Cross Keys Street, Manchester, M4 5ET

Ward(s): Piccadilly Ward

Applicant: Ford Mackenzie 9 Mountfield, Manchester, M25 1FJ

Agent (if any):

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 13 August 2021 Expired: 3 September 2021

Neighbour notifications

Printed: 13 August 2021 Expired: 3 September 2021

Site notice

Posted: Expired:

Press advert

Published: 24 August 2021 Expired: 14 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a single storey brick built building on the corner of Cross Key Street and Cable Street. The building is rectangular in shape and has a pitched corrugated roof. There is a small forecourt area to the front of the building off Cable Street.

The building is simple in form with a roller shuttered entrance off Cable Street and small window openings along the Cross Key Street elevation.



There are on street parking bays along Cross Key Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located in the New Cross neighbourhood which is a residential neighbourhood of the City Centre and form part of the Victoria North regeneration area. Significant new developments are either completed or are under construction in the area which will provide a residential led neighbourhood supported by ground floor commercial development and recreational opportunities.

Description of development

Change of use of vacant warehouse to form restaurant (Class E) together with elevational alterations and the installation of a fume extraction flue

Consultations & Notification Responses

Local residents/public opinion – The proposal has been advertised as affecting the setting of a listed building and conservation area. A site notice has been displayed at the site together with a press notice in Manchester Evening News. Letters have also been sent to an extensive area of residents and businesses. No comments have been received as part of that process.

Highway Services advise that the application site is in a highly sustainable location. There is no parking proposed within the application site but customers would be able to access the travel options of the city centre. This is acceptable in principle and there are no parking concerns from a highway perspective. Vehicle requiring parking would be required to park in pay and display bays or in nearby public car parks.

The main disabled and pedestrian access will be via Cable Street and a smaller secondary stepped access and a service entrance will be in place on Cross Keys Street. The access points have internal opening doors which is acceptable to Highways. Deliveries are proposed from Cable Street via internal opening doors.

Secure cycle parking should be proposed for the development.

A refuse storage area is noted within the site. The refuse is kept in a gated bin-store in the curtilage development site. The bins will be transported to/from Cable Street on collection days. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. Further information is also requested regarding the frequency and scheduling of servicing requirements, both waste collection and deliveries.

The outside seating area does not impinge of the highway. A construction management plan should be agreed.

Environmental Health advise that the details submitted in respect of the acoustic insulation, plant and waste are acceptable. Further details are required in respect of the fume extraction. Deliveries should be restricted along with the opening hours and use of the outside seating area.

Greater Manchester Ecology Unit advise that it is unlikely that there will be any ecological issues associated with this development. The building is at low risk for bats in a low risk location and minimal works are proposed. No further measures are required in this regard.

The building appear very low risk for nesting birds with no vegetation present. It is possible birds could nest on the roof to the rear, but this would appear unlikely. An informative is therefore proposed.

There should be biodiversity enhancements such as bird and bat boxes and planters with vegetation.

Design for Security at Greater Manchester Police recommend a series of security measures which are included as an informative of the approval.

Policy

Manchester Core Strategy (2012) – Relevant policies SP1, EC1, EC3, CC1, CC4, CC8, CC9, CC10, C10, T1, T2, EN1, EN3, EN15, EN19 and DM1

Unitary Development Plan for the City of Manchester (1995) – relevant saved policies DC10, DC18, DC19 and DC26

New Cross Development Framework

National Planning Policy Guidance (2021)

Issues

Principle

The New Cross NDF states that the Swan Street Frontage can accommodate a 'range of carefully managed active social and night-time ground floor uses' such as 'restaurants and cafés and bars which have the potential to maximise the locational advantages of being in the City Centre and adjacent to the Northern Quarter'.

The proposal to create a restaurant at the site accords with the principles of the NDF as well as being a use which is appropriate in a city centre context such as this. The proposal would help to support the ongoing regeneration of this part of the city centre which is currently subject to significant ongoing change to create anew residential led neighbourhood.

The proposal is therefore considered acceptable and accords with policies SP1, EC1, EC3, CC1, CC4, CC8, CC9, CC10, C10 of the Manchester Core Strategy together with saved policies DC10 and DC26 of the UDP.

Matters which require consideration are whether the elevational alterations to the building are acceptable, including impact on the historic environment, together with matters of residential amenity including noise, fume extraction and plant together with waste management arrangements. These will be considered in detail below.

Visual amenity

The existing building has a simple form with a large opening fronting Cable Street and a series of small windows and doorway along Cross Key Streets. The applicant intends to replace the Cable Street opening with a series of bi-folding doors. Along Cross Keys Street the existing doorway would be retained and new bi-folding doors installed together with rooflights. These

interventions would provide interest to the elevations and natural surveillance to the street scene.

The applicant suggests that the windows would be protected by external roller shutters. This arrangement would not be considered suitable and it is recommended that a condition of the approval are that the details of the roller shutters are agreed and that these be internal to the premises.

An outdoor storage area and bin store would be created in the forecourt along Cable Street, the details of this are also required, including suitable boundary treatment to ensure that this area is secure and that it is visually appropriate in the street scene.

An outdoor seating area would be created in the forecourt which is acceptable in principle and will again bring natural surveillance to the area. the opening hours should be restricted along with the furniture removed from the area when no in use.

Impact on the Historic Environment

The application site is in close proximity to the conservation area on the opposite side of Swan Street which also includes a number of listed buildings. The existing building currently has a neutral impact on their setting and the limited alterations to the building would result in no greater impact on the historic environment that it dos currently.

Residential amenity

There are limited residential properties is the area at this present time. However, the are a number of residential site under construction in the New Cross area and there are two hotels – Stay City and Marriott, which are in operation and a short distance from the application (the Stay City is opposite). There are a series of restrictions which are recommended including restrictions to opening hours deliveries and acoustic insulation of the premises which would minimise noise to these sensitive receptors. These are included as conditions of the planning approval and will ensure that no unduly harmful impact from the use of residential amenity.

Fume Extraction and odours

Extensive dialogue has been undertaken with the applicant during the course of the application in respect of the fume extraction. The applicant had originally proposed an overly large and obtrusive stack system from the use which was not considered to be appropriate to the visual amenity of the area. Amendments have been made which includes siting the flume extraction towards the back of the roof with the Swan Street buildings to ensure that it is in a more discrete position. The stack is also significantly smaller and the applicant has agreed to paint the flue black.

Environmental Health have considered the technical aspects of the flue in respect of dealing appropriately with fumes and odours. Whilst the flue would work technically in principle, further details are required in respect of odour control in line with current guidance. These matters are to be agreed by planning condition.

Noise and disturbance

The applicant has provided further details during the course of the application which demonstrates that the building and plant can be appropriately insulated. Conditions should be included in any decision including that the measures are verified prior to the first use of the premises.

The use of the premises as a restaurant would attract comings and going to the area. There are currently limited uses of this nature in New Cross, however, there is a new restaurant use at 40 Swan Street which has brought activity to the area and will ultimately support the new residential neighbourhood in line with the objectives of the NDF.

The applicant has applied for the opening hours as follows: Monday to Saturday 08:00 to 02:00 Sundays 09:00 to midnight. These opening hours are considered to be excessive and not in line with the NDF which seeks to restrict opening hours until 11pm. Notwithstanding this, 11pm is considered to be restrictive. In granting 40 Swan Street, the opening hours were permitted in line with the special policy which is adopted in Ancoats as follows:

08:00-23.00 Sunday to Thursday
08.00-00.30 Friday to Saturday

These are the opening hours which the application should be granted in line with. A strategy for the use of the outside seating area, including hours should be agreed.

Waste management

The applicant has supplied details to the satisfaction of Environmental Health in respect of waste. An external waste storage area is proposed which can accommodate the required number of bins. The arrangements would be secured by planning condition.

Crime and security

Design for Security has recommended a series of measures to ensure the security of the premises is acceptable. These measures are included as informatics of the planning approval.

Highway considerations and servicing

There are not considered to be any unacceptable highways implications of the development given the city centre location and access to public transport. In line with the comments of Highway Services, details relating to servicing, construction management and cycle provision should be agreed.

Impact on ecology

In line with the comments received from Greater Manchester Ecology Unit, a condition should secure biodiversity enhancements measures at the application site.

Human Rights Act 1998 considerations

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

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

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

Recommendation: Approve

Article 35 Declaration

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. Pre application advice has been sought in respect of this matter where early discussions took place regarding the nature of the proposal. Further discussions have taken place during the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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

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

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

Drawings – elevations and plans stamped as received by the City Council, as Local Planning Authority, on the 9 August 2021

Fumes: Drawings 7165-5 D and 7165-6 B together with extraction report stamped as received by the City Council, as Local Planning Authority, on the 20 October 2021

Noise Impact Assessment by Y Acoustics Ref: YA316.P1, v4 Dated 26 October 2021 stamped as received by the City Council, as Local Planning Authority, on the 28 October 2021.

Waste management proforma and waste management overview stamped as received by the City Council, as Local Planning Authority, on the 5 October 2021

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) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises at 6 Cross Key Street shall be used as a café/restaurant (Use Class E) and for no other purpose.

Reason - The application site is located within the New Cross residential neighbourhood. The restriction to the use is required for the avoidance of doubt and in order to secure a satisfactory form of development in order to preserve the residential character of the neighbourhood and minimise the impact on the use on residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for Manchester (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) (a) The installation of plant at the premises hereby approved shall be carried out in accordance with Noise Impact Assessment by Y Acoustics Ref: YA316.P1, v4 Dated 26 October 2021 stamped as received by the City Council, as Local Planning Authority, on the 28 October 2021.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the surrounding residential area in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) (a) The premises hereby approved shall be acoustically insulated in accordance with the Noise Impact Assessment by Y Acoustics Ref: YA316.P1, v4 Dated 26 October 2021 stamped as received by the City Council, as Local Planning Authority, on the 28 October 2021.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the surrounding residential area in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) The waste management arrangements for the premises shall be carried out in accordance with the Waste management proforma and waste management overview stamped as received by the City Council, as Local Planning Authority, on the 5 October 2021 together with layout plan drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2021.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

7) Prior to the first use of the development, the siting, scale, appearance and security measures of the waste storage area and external storage unit, as indicated on layout plan drawings stamped as received by the City Council, as Local Planning Authority, on the 9

August 2021, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ for as long as the development is in use.

Reason – In the interest of the visual amenity and security of the area of the area pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

8) (a) Notwithstanding The fume extraction system as shown on drawings 7165-5 D, 7165-6 B and extraction report prepared by Midland Catering Equipment stamped as received by the City Council, as Local Planning Authority, on the 20 October 2021, prior to the first use of the premises hereby approved, details of how fumes, vapours and odours shall be extracted and discharged from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

(b) Prior to the first use of the premises hereby approved, the approved details agreed in part (a) of this condition shall be implemented and a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the requirements agreed in part (a) have been met. In instances of non-conformity, these shall be detailed along with mitigation measures. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

(c) The external flue equipment to be installed on the roof shall be powdered coated black and shall be completed prior to the first use of the premises hereby approved.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

9) Notwithstanding the rear and side elevation drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2021, details of the roller shutters shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details shall include colour of the shutters and their position and shall not include any external housing unit. The roller shutter shall be installed prior to the first use of the premises and thereafter retained and maintained.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms and provide security to the premises pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

10) Deliveries, servicing and collections including waste collections for commercial unit 1 shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the first use of the premises hereby approved, details of a servicing strategy for the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the frequency and location of servicing vehicles. The approved strategy shall be implemented upon first use of the premises and thereafter retained and maintained for as long as the premises remains in use.

Reason – In the interest of ensuring that a suitable servicing strategy is in place for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) The premises hereby approved shall not be open outside the following hours (including bank holidays):-

08:00-23.30 Sunday to Thursday

08.00-00.30 Friday to Saturday

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.

13) The Premises hereby approved, as shown on layout plan drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2021 shall remain as one unit and shall not be sub divided without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

14) There shall be no amplified live sound or any amplified live music at any time within the premises. This does not preclude the use of recorded background sound or music in line with the Noise Impact Assessment by Y Acoustics Ref: YA316.P1, v4 Dated 26 October 2021 stamped as received by the City Council, as Local Planning Authority, on the 28 October 2021.

Reason - In the interest of retaining the restaurant/café use at the site and in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes and planted planters at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds, bats and wildlife to improve the ecological and biodiversity value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

16) The development hereby approved shall include for full disabled access to be provided to the communal main entrances. Prior to the first use of the development hereby approved, details shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

17) Prior to the first occupation of the development hereby approved, a strategy for the use of the outside seating area, as indicated on layout plan drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2021, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the opening hours, barriers to protect the seating area from the highway and measures to remove the seating area and furniture when it is not in use.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest residential amenity and security of the outside seating area pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the first use of the development hereby approved, details and specification of the new window openings and rooflights shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest visual amenity of the building pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) Prior to the first use of the development a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

External Doors

All external doors must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Windows

- All windows should be compliant with and certified to BS PAS 24 where possible. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.
- Any opening lights (escape requirements permitting) must be lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm. Drive-through windows should be fitted with restrictors to prevent people climbing or reaching in.
- Any curtain walling panels should include laminated glazing (see below) and should be securely fixed and non-opening.

Internal Security

- All back-of-house/staff areas should not be publicly accessible and there should be a secure area for staff to store their belongings whilst at work.
- Ideally, there should also be a secure cash office – which should have solid masonry walls (with no adjacent false/suspended ceilings) and a security-certified door set (to BS PAS 24, STS 202, or LPS1175 SR2). At the very least, there should be a time-delay safe to LPS 1183 providing adequate capacity and overnight cover. The correct size and category of safe should be determined by an assessment of prospective takings and to meet insurance needs. Cash chutes should also be employed to ensure large amounts of cash are not kept in the tills.
- Internal access doors/frames to all other storage rooms etc. should also be solid-core (min. 44mmthick) and fitted with either auditable access controls (i.e. proximity readers or swipe cards) or secured with key operated locks (carried by staff only if required for duties and accounted for at all times) to secure them when unoccupied. Key-pads are not recommended, as they can be easily observed and are rarely changed. All staff should understand and accept the need for security measures and should be trained to be vigilant and to report any suspicious behaviour.

Alarm

- An intruder alarm should cover the proposed restaurant and should be linked to contacts on all external doors and PIR detectors. The alarm signal should terminate at a recognised Alarm Receiving Centre. The system should comply with the current version of the EN 50131-1 standard and be eligible for a Police response as defined by the ACPO Policy on Police Response to Security Systems, Level 1 status.

External Seating Area

- There should be clear views over the external seating area from within the premises, allowing staff to monitor customer use/behaviour. It should also be covered by CCTV.

Tables and chairs should be fixed to prevent mis-use or theft. Any removable barriers, canopies or heaters, as well as any non-fixed tables and chairs, should be stored securely within the building out-of-hours to prevent damage, theft and mis-use.

Lighting

- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors/shutters.

- Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.
- Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

CCTV

- Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

- CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

- Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

- Procedures for recovery of recordings are recommended to be established (e.g. trained staff/ the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.

- **Acceptable Standard** - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this – if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

- **Identification** – One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

- The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the main entrances to the premises, all service counters/pay-points, all seating areas (external and internal), toilet lobbies and all parking areas

Other

- Any external bin store should be a secure, lockable and fire resistant enclosure. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development and servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

28A Swan Street, Manchester, M4 5JQ
Adam Geoffrey, Swan Street, Manchester, M4 5JW
Second Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
Fourth Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
Ground Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
First Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
Third Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
Basement, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
First Floor To Third Floor, 29 Swan Street, Manchester, M4 5JZ
Unit 1, 10 Swan Street, Manchester, M4 5JN
Flat 3, 10 Swan Street, Manchester, M4 5JN
Flat 2, 10 Swan Street, Manchester, M4 5JN
Flat 1, 10 Swan Street, Manchester, M4 5JN
Mackie Mayor, 1 Eagle Street, Manchester, M4 5BU
Flat 2, 22A Swan Street, Manchester, M4 5JQ
Flat 1, 22A Swan Street, Manchester, M4 5JQ
Flat 4, 2 Cross Keys Street, Manchester, M4 5BB
Flat 3, 2 Cross Keys Street, Manchester, M4 5BB
Flat 2, 2 Cross Keys Street, Manchester, M4 5BB
Flat 1, 2 Cross Keys Street, Manchester, M4 5BB
Flat Above, 26 Swan Street, Manchester, M4 5JQ
18A Swan Street, Manchester, M4 5JN
40 - 44 Swan Street, Manchester, M4 5JG
15 Cable Street, Manchester, M4 5EG
20A Swan Street, Manchester, M4 5JW
E And A Autos, 15 Cable Street, Manchester, M4 5EG
24A Swan Street, Manchester, M4 5JQ
29 Swan Street, Manchester, M4 5JZ
28 Swan Street, Manchester, M4 5JQ
The Smithfield Market Tavern, 37 Swan Street, Manchester, M4 5JZ
14 - 16 Swan Street, Manchester, M4 5JN
6 Swan Street, Manchester, M4 5JN
Security House, 25 Addington Street, Manchester, M4 5EU
8 Swan Street, Manchester, M4 5JN
40 Swan Street, Manchester, M4 5JG
Band On The Wall, 25 - 27 Swan Street, Manchester, M4 5JZ
24 Swan Street, Manchester, M4 5JQ
22 Swan Street, Manchester, M4 5JQ
Ground Floor, 24 Swan Street, Manchester, M4 5JQ
26 Swan Street, Manchester, M4 5JQ
18 Swan Street, Manchester, M4 5JN
12 Swan Street, Manchester, M4 5JN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1