

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127576/FO/2020

Date registered valid: 21 April 2021

Proposal: Change of use ground floor from retail shop (Class E) to a hot food take away (Class A5)

Address: 903 Stockport Road, Manchester, M19 3PG

Ward(s): Levenshulme Ward

Applicant: Mr Ehab Alfaraj 157 Chantry Road, Stockport, SK12 2DN

Agent (if any):

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 July 2021

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 26 February 2021

Standard consultations:

Printed: 21 January 2021 Expired: 11 February 2021

Neighbour notifications

Printed: 28 January 2021 Expired: 18 February 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application related to the ground floor of a 2-storey property located in Levenshulme District Centre close to the junction Stockport Road and Elbow Street. The parade fronts Stockport Road and comprises of 10 units (between Alexandra Terrace and Elbow Street) with the following uses.

- i. 6 x Class E (including one restaurant);
- ii. 2 x vacant units;
- iii. 1 x Public House;
- iv. 1 x Sui Generis.

The property has the potential for residential use above with access via staircase screened by a 2-storey outrigger and single storey lean-to extension all located in enclosed rear yard. The property has an existing metal frame shopfront comprising a single doorway and two section display window. The existing shopfront would be retained.



Fig. 1 – The application site



Fig. 2 – Wider shopping parade

Description of development

The development involves the formation of a ground floor hot food take away. The applicant has provided indicative details of the siting of an extraction flue attached the side elevation of the 2-storey outrigger and emitting above the eaves. Waste storage in relation to the residential and commercial uses would be accommodated within the rear yard.

Consultations & Notification Responses

Local residents –

One email of support has been received and states that the development would bring a vacant unit into active uses and aid the regeneration of the district centre.

One email of objection has been received that states the development would add to an unacceptable over proliferation of HFTA uses in Levenshulme District Centre.

Councillor Dzidra Noor – Objected to the development as it would add to an over proliferation of HFTAs in the district centre and thereby be harmful to residential amenity. Concern has been

expressed regarding the potential harm caused by inappropriate waste management and the disposal of cooking oil. Fly tipping has been reported as an issue associated with the operation of HFTAs.

Councillor Zahid Hussain – Has expressed concern regarding the proposed use, particularly with regard to waste management and associated dispersal of litter.

Ward Councillors have been advised that the development would accord with policy subject to the attached conditions, including measures to secure appropriate site management. No further comments have been received.

Highway Services – No objection as the development would be supported with satisfactory arrangement for the storage of waste and there would be no apparent harmful impact on the operation of the highway.

Environmental Health – Have confirmed the following:

- i. Waste management arrangements should be conditioned to ensure that the residential waste and recycling achieves appropriate capacities and is contained within a lockable enclosure. Separate arrangement should be made for segregated waste storage for the commercial use. A condition should also be applied to ensure appropriate waste collection;
- ii. An appropriate acoustic insulation condition is recommended to ensure that noise transmission from the ground floor and external equipment is appropriately managed;
- iii. A fume extraction scheme should be a condition to supplement the submitted details.

Greater Manchester Police – Recommend that development incorporates security features that meet secured by design standards, particularly with regard to new locks, fittings and glazing. These recommendations have been related to the development as an informative.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development.' In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 7 Ensuring the vitality of town centres - States that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (paragraph 85).

In this case, the proposed development would be situated the district centre and accessible via public transport. The development would not result in an over proliferation of hot food take aways in the district centre or and over concentration of such use within the neighbouring parade. The development would be satisfactorily related to Levenshulme District Centre and its day and night-time economy.

ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;
- Achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion;
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, including the provision of local shops, access to healthier food and layouts that encourage walking and cycling (paragraph 91).

It is not considered that the development would disrupt the mix of the retail and commercial offer in the district centre. The development would bring a vacant unit back into active use.

iii. Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

- a) Appropriate opportunities to promote sustainable transport modes in relation to the proposed type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network (or on highway safety, can be effectively mitigated to an acceptable degree (paragraph 108).

Notwithstanding the above, chapter 9 also states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe' (paragraph 109).

It is considered that proposed development would have a predictable impact on highway safety as the premises can be readily accessed by public transport and other sustainable transportation modes. Furthermore, traffic generated by the use could accommodated through public parking provision within Levenshulme District Centre. The proposed development would thereby positively respond to chapter 9.

Planning Practice Guidance (PPG) - On 6 March 2014, the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters - The PPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application.
- ii. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making;
- iii. Noise - Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. The PPG sets out

the potential approaches to responding to noise and appropriate mitigation, which have been applied in the consideration of the proposed development and the intensification of the residential use.

It is considered that the development accord with the above guidance with the well-being of neighbouring residents being safeguarded through the proposed conditions.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 Spatial Principles - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is considered that, given the magnitude of the development and distribution of hot food take away uses within the immediate area, development would not harm the character of the surrounding area. Conditions relating to the management of the operation would safeguard the well-being on neighbouring residents, including emission of fumes and vapours and authorised daytime operating hours. The development would also bring an unused property back into and active use. Policy SP1 would thereby be accorded with.

Policy C 1 Centre Hierarchy - States that the development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres. In order to maintain the vitality and viability of its centres, provide services as locally as possible and minimise the need to travel by car Manchester's centre hierarchy is:

- i. Manchester City Centre;
- ii. District Centres;
- iii. Local Centres.

Policy C1 states that district centres, such as Levenshulme, have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. It further states that these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres. Given the

representation of hot food takeaways in the district centre, it is not considered that the development would be harmful to its retail offer and vitality and viability.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. The delivery of this floor space should respect the network of centres across the City and in neighbouring districts. Development within this overall capacity which has the potential to impact on the current or future vitality and viability of other centres in Manchester or other districts will only be acceptable if there is no prospect of the affected centres accommodating growth themselves.

The following relevant aspects of policy C2 have been identified:

- Prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink, as well as, provision for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres;
- Promote the development of employment opportunities for local people;
- Promote the efficient use of land through the positive re-use of premises;
- Contribute positively to the diversity and mix of uses within centres without undermining their primary retail function;
- New development should respect and enhance the character of existing centres and deliver improvements to the quality and accessibility of the centre;

Policy C 10 Leisure and the Evening Economy - States that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact - In areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities;
2. Residential amenity - the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance;
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of a proposed bar or, in this case, a hot food take away regard should be given to the following:

- o Existing number of similar establishments in the immediate area and their proximity to each other;
- o Type and characteristics of other uses, such as housing, shops and public houses;
- o Existence of vacant shop units and the condition of the unit;
- o Importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
- o Character of the centre and its frontage, and the nature of the use proposed;
- o Potential impacts of the proposal on the wider community; and
- o Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

In considering policies C2 and C10, the development would meet the objectives of providing a new and active use for the premises, maintaining the balance of hot food take aways and safeguard local retail and commercial offer. The character of the district centre would not be

unduly harmed by the development and the opening times would accord with policy objectives. Conditions would safeguard amenity and the development would be appropriately managed.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

The applicant has demonstrated that the site has the capacity to accommodate waste and recycling and conditions will ensure the provision of final details of storage capacities and collection arrangements. The development would thereby accord with policy EN19.

Policy T1 Sustainable Transport - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The site does not have the capacity to support cycle storage but is located in sustainable location in relation to access to public transport.

Policy DM1 Development Management - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- Effects on amenity, road safety and traffic generation;
- Accessibility;
- Community safety and crime prevention;
- Design for health;
- Refuse storage and collection.

The development would be appropriately related the context and character of the area, with measures incorporated to safeguard amenity. Existing access to the premises would be retained and the site is in a sustainable transport location. The development would not introduce new issues in relation to crime and security and waste and recycling can be managed within the site. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are also considered to be relevant:

Policy E3.3 Upgrade the appearance of radial and orbital routes - This policy (E3.3) is relevant given the views of the site from Stockport Road, which is a major radial route to the City Centre. It requires that new development contributes to the improvement of the appearance of such routes. The development would not result in any alterations to the existing shopfront and advertisement would be related to a separate advertisement consent application. The development would thereby be appropriately related to the streetscene and district centre.

Policy DC10 Food and Drink Uses - This policy (DC10) is relevant to the proposed development and particular consideration has been given to the following:

Policy DC10.1 - States that, in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises, the Council will have regard to:

- a. The general location of the proposed development, including any reference to the area in other policies in the development plan;
- b. The effect on the amenity of neighbouring residents;
- c. The availability of safe and convenient arrangements for car parking and servicing;
- d. Ease of access for all, including disabled people;
- e. The storage and collection of refuse and litter.

Policy DC10.2 -States that the Council will normally accept the principle of developments of this kind (food and drinks uses) in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC10.3 - Development will not normally be permitted where:

- a. It is proposed outside the general locations mentioned above, or
- b. There is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC10.4 - Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

As previously discussed, the development would accord with the locational requirements for HFTAs. The operational requirements for the HFTA use have been considered and would be managed by condition. A satisfactory distance would be maintained between the application site and the nearest housing and associated outbuildings at 7 Elbow Street. It is therefore considered that the development would accord with policy DC10.

Policy DC26 Development and Noise - Is relevant to the proposed development due to its potential to generate noise and disturbance through the operation of the proposed use and any external associated equipment. The following aspects of this policy (DC26) are considered to be relevant to the proposed development.

Policy DC26.1 - Has been related to the proposal potential contribution to the local noise environment, in relation to the operation of associated external equipment and the additional activity that may be generated by customers and traffic movements and the undertaking of servicing and deliveries, particularly with regard to the residents of Elbow Street.

Policy DC26.5 - Has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

The operational arrangements would ensure that noise associated with the use would be appropriately managed.

Hot Food Takeaway Supplementary Planning Document March 2017 - Seeks to build on those priorities and encourage centres and neighbourhoods which are vibrant, and which contribute to the Council's objective of improving the health of people living in Manchester.

The following SPD policies are relevant to the development:

- i. Policy 1 - Vitality and Viability – States that hot food takeaways (HFTA - Class A5) will not be supported in district and local centres where the cumulative impact of introducing the facility would be detrimental to the vitality and viability of a centre and would affect the balance between the day time and night time economy and the health of the population. A proposal will be considered to be harmful to the vitality and viability of a centre if it: increases the concentration of hot food takeaway ground floor frontages in a centre to more than 10% of all non-residential ground floor frontages. In centres where the proportion of hot food takeaway ground floor frontages is approaching 10%, consideration will also be given to the impact of the proposal on the character of the area surrounding the application site. Such applications would not normally be permitted. Clusters of more than two hot food takeaways together or the number of units between HFTA clusters would be reduced to less than two non-Class A5 uses would not be usually supported. To prevent the harmful appearance of closed rollers shutters on the street conditions should be included to permitted development to ensure day-time opening. For the reasons set out below it is considered that development would be acceptable as Levenshulme District Centre is below the threshold for new HFTAs.
- ii. Policy 2 Amenity – Reiterates Council policies that seek to safeguard amenity and suitably manage the impact of the hot food take aways, including fume extraction waster management and operating hours. SPD Policy seeks to reinforce measures to safeguard residential amenity, relate the development to an established night-time economy and not result in the undue generation of traffic or otherwise affect the operation of the highways. It is considered that the development is capable of being appropriately managed through the attached conditions and the magnitude of development would not result in a significant impact on the operation of the highways. It is therefore considered that the development has been satisfactorily related to SPD policy 2.

Policy 3 Hot Food Takeaways and Schools – States that where a hot food take away is proposed within 400 metres of a primary or secondary school, and the proposal meets planning policy in other respects, planning permission will only be permitted subject to the condition that opening hours are restricted to the following:

- i. A primary school: the hot food takeaway is not open to the public between 3 pm to 5.30pm on weekdays;
- ii. A secondary school: the hot food takeaway is not open to the public before 5.30pm on weekdays.

The only exception to this approach will be where the proposal is within a district centre designated in the Local Plan and can demonstrate that the introduction of such a use will meet all other relevant policies.

The site is 400 metres of two primary schools and the applicant has agreed to an opening hours condition that responds to the above hours.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

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. In this case, discussions have engaged with the applicant to ensure that the hot food take away would accord with Council policy particularly with regarding to its operational arrangements. On the

basis of the additional information that has been provided the proposed development has been appropriately assessed.

Principle of the development – The proposed use has been related to the HFTA SPD and the latest district centre survey undertaken in 2020. This survey found a 9% provision of Class A5 uses in Levenshulme District Centre, i.e., below the 10% threshold in the HFTA policy. The unit is in an immediate parade of 9 units, with no apparent A5 clustering. However, there is a pub and café in the parade. The proposed development would meet the policy criteria in relation to the location and concentration of HFTAs in district centres. The proposals have also been assessed with reference to the policy relating to controls on opening times where new HFTAs would be located within 400 metres of primary schools. The applicant has agreed to a condition that would ensure that the premises would be closed between the hours of 3.00 pm and 5.30 pm when children may be passing by after school. As the development would not undermine the character, vitality or viability of Levenshulme District Centre and Council policy would be accorded with, it is considered that the principle of the development would be acceptable.

Extraction of fumes and vapours – A condition has been included to ensure that the development is related to a scheme for the extraction of any fumes, vapours and odours from the premises hereby. The scheme shall be implemented prior to occupancy and shall remain operational at all times thereafter in the interests of residential amenity.

Noise – A condition has been included to ensure that the ground floor of 903 Stockport Road, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme to secure a reduction in the level of noise emanating from the installed equipment. The implemented details shall be fully implemented in accordance with the approved details, which shall be maintained in situ at all times thereafter in the interests of residential amenity.

Opening and servicing hours – In order to accord with policy relating to hot-food take aways, as expressed in the SPD, a condition has been included limiting the premises opening times to the following:

Monday to Friday: 10.00 am to 3.00 pm and 5.30 pm to 11.00 pm;
Saturday: 10.00 am to 12 midnight;
Sunday and Bank Holidays: 10.00 am to 11.00 pm.

A condition has also been included to limit deliveries, servicing and / or waste collections shall be undertaken outside the hours of:

Monday to Saturday – 7.30 am to 8.00 pm;
Sunday and Bank Holidays – No deliveries, servicing and / or waste collections.

Waste and recycling management – The applicant has demonstrated that the site has the capacity to satisfactorily accommodate bins relating to the proposed commercial and upper floor residential use. A condition has been included to ensure that the specified arrangements would be supplemented with details relating to the siting and appearance of a lockable waste enclosure for use by residents of the upper floor flat with confirmed bin storage capacities for segregated waste and recycling. A separate condition has been included to ensure confirmation of arrangements for the collection and removal of segregated waste, including recycling and used cooking oil by a licensed waste contractor. These arrangements are considered to be necessary to secure appropriate waste management and in the interests of residential amenity would be maintained in situ at whilst the development is in operation.

Site management – A condition has been included to ensure the submission, approval and implementation of a scheme relating to the management and collection of litter and food packaging within the vicinity of the development site. This condition is considered to be necessary in the interests of residential amenity and to safeguard the character of the district centre.

Roller shutters – A condition has been included to ensure that upon the commencement of the authorised use, the authorised Class A5 unit, any roller shutters on the frontage of the related premises shall be open / raised on days that the business is trading from 12:00 noon until the unit closes that same trading day. This condition is considered to be necessary to safeguard residential amenity.

Conclusion – It is considered that the development would accord with Council policy and would be appropriately related to the character and context of the district centre.

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. In this case, discussions have engaged with the applicant to ensure that the hot food take away would accord with Council policy particularly with regarding to its operational arrangements. On the basis of the additional information that has been provided the proposed development has been appropriately assessed.

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 stamped as received by the City Council as local planning authority on 8 December 2020, 7 April 2021 and 22 April 2021:

Existing site location plan Ref: E-PL-000
Existing Ground floor plan Ref: E-EL-001
Existing Section AA Ref: E-SE-002
Existing Front Elevation Ref: E-EL-003
Existing Rear Elevation Ref: E-EL-004
Proposed Ground floor plan Ref: P-PL-001 Rev P03
Proposed Site plan Ref: P-PL002 Rev P01
Proposed Front elevation Ref: P-PL-003 Rev P01
Proposed Rear Elevation Ref: P-PI-004 Rev P01

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

3) Before the commencement of the authorised use, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational at all times thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC10 of the Unitary Development Plan for the City of Manchester.

4) Before the commencement of the authorised use, the ground floor of 903 Stockport Road, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment. The implemented details shall be fully implemented in accordance with the approved details, which shall be maintained in situ at all times thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The premises shall not be open outside the following hours:

Monday to Friday: 10.00 am to 3.00 pm and 5.30 pm to 11.00 pm;
Saturday: 10.00 am to 12 midnight;
Sunday and Bank Holidays: 10.00 am to 11.00 pm.

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 for the City of Manchester.

6) Deliveries, servicing and / or waste collections shall be undertaken outside the hours of:

Monday to Saturday – 7.30 am to 8.00 pm;
Sunday and Bank Holidays – No deliveries, servicing and / or waste collections.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

7) Before the commencement of the authorised use, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing waste management arrangements to supplement the arrangements shown on drawing referenced: Proposed Ground floor plan Ref: P-PL-001 Rev P03, relating to the siting and appearance of a lockable waste enclosure for use by residents of the upper floor flat with confirmed bin storage capacities for segregated waste and recycling. The approved details shall be fully implemented upon commencement of the authorised use and maintained in situ at all times whilst the development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage segregated waste, recycling and used cooking oil, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

8) Before the commencement the authorised use, confirmation of arrangements for the collection and removal of segregated waste, including recycling and used cooking oil by a licensed waste contractor, shall be submitted to and approved in writing by the City Council as local planning authority. The approved arrangements shall be implemented upon commencement of the authorised use and maintained in situ at whilst the development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the collection of segregated waste, recycling and used cooking oil, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

9) Before the commencement of the authorised use, a scheme shall be submitted to and approve in writing by the City Council as local planning authority, relating to the management and collection of litter and food packaging within the vicinity of the development site. The approved use shall be implemented in accordance with the approved details, which shall be in place upon commencement of the authorised use and maintained in situ at all times whilst the development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

10) Upon the commencement of the authorised use, the authorised Class A5 unit, any roller shutters on the frontage of the related unit at 903 Stockport Road shall be open / raised on days that the business is trading from 12:00 noon until the unit closes that same trading day.

Reason - In interests of residential amenity and to safeguard the appearance and character of Levenshulme District Centre, pursuant to policies SP1, C2, C10 and DM1 of the Core Strategy for the City of Manchester and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

Informatives

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

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

2. A fume extraction strategy is required that includes risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of

Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

3. The following security measures are recommended:

- i. Any new external fittings, including shutters, windows or doors should be certified to Secured by Design standards;
- ii. Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356;
- iii. A CCTV system should be included within these premises and should be capable of monitoring the following areas: external doorways, all internal spaces;
- iv. Signage should be displayed to indicate the areas of the premises that are restricted to staff only;
- v. Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only;
- v. Dusk till dawn lighting should be installed above all external doors.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

903A Stockport Road, Manchester, M19 3PG
Flat At, 905 Stockport Road, Manchester, M19 3PG
905B Stockport Road, Manchester, M19 3PG
905A Stockport Road, Manchester, M19 3PG
Top Flat, 901 Stockport Road, Manchester, M19 3PG
901 Stockport Road, Manchester, M19 3PG
988 - 990 Stockport Road, Manchester, M19 3WN
Ground Floor, 988 - 990 Stockport Road, Manchester, M19 3NN
7 Elbow Street, Manchester, M19 3PY
986 Stockport Road, Manchester, M19 3NN
905 Stockport Road, Manchester, M19 3PG
899 Stockport Road, Manchester, M19 3PG
897 Stockport Road, Manchester, M19 3PG
984 Stockport Road, Manchester, M19 3NN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: NORTH2