MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131360/FO/2021
Date registered valid:	3 September 2021
Proposal:	Change of use from Class E(b) Cafe to Hot Food Takeaway (sui generis use) with installation of new extraction flue
Address:	63 Beswick Street, Manchester, M4 7HR
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Tassawar Hussain SSB Global Ltd 63 Beswick Street, Manchester, M4 7HR
Agent (if any):	Miss Saira Hussain HAD & Co Property Consultants Ltd Unit 3 Salisbury House, St Stephen Street, Salford, M3 6AX
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 October 2021

Standard consultations:
Printed: 9 September 2021 Expired: 30 September 2021

Neighbour notifications
Printed: 17 September 2021 Expired: 8 October 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 site is situated on the northern side of Beswick Street, The immediate vicinity comprises of the surrounding industrial uses to the north and west of the site. Open space is located the south of the site.

The premises itself forms part of one of two parades of the shops on the northern side of Beswick Street , each comprising of 4 and 2 units respectively. The application premises was formerly used as a bakery with retail shop.

The application property is single storey and primarily comprises of brown brick with a rendered panel to the side elevation. Roller shutters are installed to the shopfront and door to the principal elevation and a door and garage to the side elevation.

The application property is separated for the neighbouring 2-storey, three unit parade by a gated alleyway. The adjacent shops comprise of a hot food take -away, community use and convenience store. Two further uses are located the east and beyond Branson Street and comprises of a post office and betting office. A road haulage business is located to the west of the site.

An alleyway to the west of the application site, with no through access, has been closed, fenced and gated. The enclosed area is available for sole use by the applicant and is currently used for bin storage. Extraction flues have been located over the roof to the building and appear to relate to the previous bakery use. There are no traffic regulations on the immediate highway outside the application property.



Fig.1 – Views of the application site

Description of development

The application comprises of the formation of one hot food takeaway with delivery service. The existing shopfront and windows and entrances to the side elevation would be retained. The secondary access to the side elevation would facilitate off-site customer deliveries and servicing. It would also be used for bins storage. The existing flues extending across the roof would be replaced as part of the development with new flues with a maximum height of 2 metres above the roof level and partially obscured by a parapet. Indicative signage has be shown but not installed. Existing roller shutters would be retained.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – No objection but the following comments have been made:

i. It is not anticipated that the number of trips would depart from the former use of the site and existing circumstances along the highways would net substantially change;
ii. The site is served by local bus services and a Metrolink stop is located nearby (Holt Town);

iii. Although car parking is not proposed, this is not considered significant given the location of the site and its access to public transportation links;
iv. It is recommended that secured and sheltered cycle storage is provided;
v. The siting of the extraction would not result in any encroachment over the highway and is acceptable from a Highways perspective;
vi. The retention of the existing waste storage and collection arrangements are considered to be appropriate;
vii. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams;
viii. The development should be implemented in accordance with the transport statement relating to the undertaking of off-site customer deliveries.

Environmental Health – The development has been assessed with regard to the originally submitted and supplementary details relating to the following:

i. The proposed opening and servicing hours are considered to be acceptable.
ii. The capacities for waste and recycling bins are considered to be appropriate;
iii. The fume extraction system is considered to be acceptable subject to its operation being conditioned to relates to the submitted odour management controls;
iv. The submitted acoustic report relating to external plant and equipment should be conditioned to the development with a requirement for a post installation verification report to ensure it accords with its details.

Greater Manchester Police Design for Security – No objection but the following recommendations have been made:

i. Any new external fittings (i.e. 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. Designated non-public areas should be access controlled and restricted to members of staff only;
vi. Dusk until dawn lighting should be installed above all external doors.

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 provides a mechanism through `which locally-prepared plans for housing and other development can be produced.' It states that `at the heart of the Framework is a presumption in favour of sustainable development.' However, 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. Furthermore, the statutory status of the development plan remains as the starting point for decision making. 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.

Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to 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 (paragraph 92). The development would be appropriately related to the streetscene thereby securing appropriate natural surveillance. The area to the side of the site has been secured by fencing albeit in circumstances that have not been established. An informative has been included to encourage the appropriate installation of locks and other security measures. The arrangement for waste / recycling and fume extraction have been assessed and considered to be acceptable and conditioned to the development. Chapter 8 would thereby be accorded with.

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

i. The potential impact of development on transport networks can be addressed;
ii. Provide opportunities for walking, cycling and public transport use (Paragraph 104).

The development is served by nearby bus and Metrolink services. Any impact relating to the undertaking of deliveries would be potentially offset by a reduction in the number of customers visiting the premises by car. On balance, it is considered that the development has been appropriately related to Chapter 9.

Chapter 12: Achieving well-designed places – States, amongst other things, that planning decisions should ensure that developments:

- Function well and add to the overall quality of the area over the lifetime of the development;
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The development would bring the building back into active use and thereby positively contribute to the quality of the streestcene. Operational arrangements would ensure the appropriate operational of the site to safeguard the amenities of the area.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

i. Consultation and pre-decision matters;
ii. Health and well-being;
iii. Noise.

It is considered that the development would be appropriately related to the above objectives for the reasons set out in the report.

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 and services by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would accord with policy SP1 through its contribution to the commercial offer in the area. It has been demonstrated that the operational requirements, of the development , including waste management and fume extraction would be appropriately met. Policy SP1 would thereby be accorded with.

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 development would be supported with appropriate arrangements for the storage and collection of segregated waste and recycling. Policy EN19 therefore would be accorded with.

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.

Policy T2 (Accessible areas of opportunity and need) - Discusses the relationship of development to transportation routes and the utilisation of sustainable transport modes. It states, amongst other things, that the Council will take account of the circumstances of each proposal to establish what level of parking is appropriate and whether proposals are likely to be access or transport issues.

The site is served by sustainable transportation options. However, the nature of the use is likely to generate some traffic. The application has been assessed by Highways and is considered to be acceptable. The proposed arrangement for bin storage would limit opportunities for cycle storage within the building.

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;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility;
- Community safety and crime prevention;
- Design for health;
- Refuse storage and collection.

It is considered that on the basis of the submitted information and the characteristics of the application site, the development (for the reasons set out below) would accord with policy DM1.

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

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 DC10.4 - 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.

Given the context of the site, limited neighbouring residential uses and the historic use of the property it is considered that the proposed use would be acceptable and any potential harm would be capable of being managed through the operational conditions. The development would therefore be appropriately related to saved 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 neighbouring residential accommodation.

The application has been accompanied be a noise survey that details appropriate measures for the insulation of plant and equipment. The development would be appropriately accommodated into the existing noise climate and undue harm from noise would not be unduly harmful in and are characterised by commercial and industrial uses. The development would has therefore been appropriately related to policy DC26.

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.

i. Policy 1 Vitality and Viability - Would not apply as the application site would is not located in a district or local centre and the suitability of the location of the use would thereby be assessed with reference to policy DC10.

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 waste 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.

iii. Policy 3 Hot Food Takeaways and Schools – Would not apply as the property is not located within the specified proximity of primary or secondary schools.

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, officers have undertaken discussions with the applicant's agent to ensure the submission of additional details relating to fume extraction, noise insulation of external plant and equipment , arrangements for customer deliveries and waste management. The planning application has been comprehensively assessed with regard to the originally submitted and supplementary information.

Principle of the development – The application is located in a parage of 7 shops (although Nos. 63 and No 79 appear to be double units). Whilst the development would not accord with the threshold set out within saved policy DC10 relating the locational requirement for hot food take aways in terms of being in a parade of more than 8shops or offices , it would accord locationally in terms of being in a commercial/industrial area. Consideration has been giiven the location of the site and its former use based on the following considerations:

i. The surrounding area is located in a commercial / industrial area with neighbouring residential uses limited to accommodation above neighbouring units. The nearest property with residential above is an adjoining hot food take away. In these circumstances it is unlikely that the proposal would cause emissions that would impact on the adjoining property (over and above the former the use of the premises as a bakery), which presents its gable elevation to the application site. The discharge points would be not be related directly beneath windows to the first floor the adjoining property due to the siting of the application property 4.7 metres beyond the [adjoining] parade;

ii. The property was formerly used as a bakery, which involved the manufacture and sale of baked goods. The utilisation of a modern extraction system with a maintenance regime conditioned to the development by condition would reduce the potential impact of the operation of the extraction flues.

The development would lead to the formation of an additional hot food take-away within the parade with the remaining units Class E use. The development would not result in an over

proliferation of hot food takeaways. The development would also secure a viable use for a vacant building that would otherwise fall into disrepair and become a potential focus of anti-social behaviour. On balance, it is considered that the development appropriately relates to the character of the area without undue harm to amenity.

Highways issues – It is considered that the proposed use would have a comparable generation of the pedestrian and vehicular activity to the former bakery use. This activity may extend into the evening period. However, this is unlikely to harm residential amenity due to the character of the surrounding area. Furthermore, the trend toward home deliveries will have some impact on the number of vehicles potentially visiting the site. The development has been related to traffic plan that specifically addresses the management of off-site customer deliveries and is conditioned to the development. The applicant has identified the access road to the side of the property as a potential location for delivery vehicle car parking. The related condition would also limit the number of delivery vehicles to two at any one time, as specified in the traffic management plan. On balance, it is considered that the development would operate without undue impact on the highway networks.

Extraction flue – The appearance of the flues would have some visual impact. However, this impact would be less obtrusive than the existing flues that extend across the flat roof and the prominence of the flues attached to the gable elevation of the hot food take away. The appropriate operation of the flue, as required by Environmental Health, has been conditioned to the development.

Waste and recycling management – The circumstances leading to the gating and enclosure of the highway are unclear. The adjacent highway remains adopted and appropriate notification has been served on the Council as part of the application. However, should the provision of gating be reviewed at a later date, there is potential for bins to be stored on the highway, which would not be appropriate.

To address these concerns, alterative arrangement for bins storage have been considered. The application property benefits for an internal garage the appears to have sufficient capacity to accommodate the required number of bins. To address this matter, a condition has been included that relates these details to the development along with the submitted arrangements for the presentation of bins for collection and frequency of such collections.

Crime and security – The comments of GMP are related to the development as and informative. It is considered that appropriate arrangement can be put in place to appropriate secure the site.

Inclusive access – The doorway has a very shallow external threshold. As the existing shopfront is to be maintained there would be no change in circumstances and, in the absence of a forecourt, the formation of an access ramp could not be achieved in this case.

Opening hours – With the exception of apartment above neighbouring properties, the application site is not in a location with any other residential uses. In these circumstances a condition has been included to ensure that the premises are not open outside the following hours is considered to be appropriate:

Monday to Sunday (including Bank Holidays): 12 noon to 11.00 pm.

Servicing hours – A condition has been included to ensure that deliveries, servicing and / or waste collections are 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.

Conclusion – On balance its is considered that the development would be appropriately related to the building and surrounding context. Any potential harm would be managed through the recommended operational conditions.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers have undertaken discussions with the applicant's agent to ensure the submission of additional details relating to fume extraction, noise insulation of external plant and equipment , arrangements for customer deliveries and waste management. The planning application has been comprehensively assessed with regard to the originally submitted and supplementary information.

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: 3 September 2021, 10 November 2021 and 13 January 2022:

Planning application forms
Location & site plan Ref: HAD3335-01
Existing plans Ref: HAD3335-03
Extraction Vent Ref: HAD3335-04 Rev A (with details of proposed elevational and layout plans)
Existing & proposed Roof Ref: HAD3335-05

Refuse plans Ref: HAD3335-06
Flue extraction drawing Ref: 21-995(01)001 Rev PL0
Odour Control Assessment 63 Beswick Street, Manchester, M4 7HR dated 28 October 2021 SSB Global Limited
Extraction flue specification letter by Commercial Kitchen Speciality Limited dated 3 November 2021
63 Beswick Street Manchester Plant Sound Assessment Report Ref: 0918/PSA1 dated 11 January 2022 by Lighthouses Acoustics
Noise data sheet attached to HAD email dated 10 February 2022

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) The use hereby authorised related to the operation of 63 Beswick Street, as specified on drawing ref: Location & site plan Ref: HAD3335-01, as one hot food take away (sui generis use) and shall not be sub-divided or used for any other purposes following the implementation of the planning permission hereby granted.

Reason – For the avoidance of doubt and in order to safeguard the amenities of the local area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Upon commencement of authorised hot food take away use (sui generis use), the development shall be fully implemented in accordance with the scheme for the extraction of fumes and vapours comprising:

Extraction Vent Ref: HAD3335-04 Rev A (with details of proposed elevational and layout plans)
Existing & proposed Roof Ref: HAD3335-05
Flue extraction drawing Ref: 21-995(01)001 Rev PL0
Odour Control Assessment 63 Beswick Street, Manchester, M4 7HR dated 28 October 2021 SSB Global Limited
Extraction flue specification letter by Commercial Kitchen Speciality Limited dated 3 November 2021.

The approved scheme shall be implemented and in operation upon commencement of the authorised development and maintained in situ at all 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.

5) Upon commencement of authorised hot food take away use (sui generis use), the development shall be fully implemented in accordance with the scheme for the acoustic insulation and noise attenuation comprising:

i. Details of external equipment as shown on drawings referenced: Extraction Vent Ref: HAD3335-04 Rev A (with details of proposed elevational and layout plans), Existing & proposed Roof Ref: HAD3335-05 and Flue extraction drawing Ref: 21-995(01)001 Rev PL0;
ii. Document referenced: 63 Beswick Street Manchester Plant Sound Assessment Report Ref: 0918/PSA1 dated 11 January 2022 by Lighthouses Acoustics supplemented with Noise data sheet attached to HAD email dated 10 February 2022.

b) Prior to the operation of the scheme, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the

approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

The approved scheme shall be implemented and in operation upon commencement of the authorised development and maintained in situ at all 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 and DC26 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details of Refuse plan Ref: HAD3335-06, all segregated waste and recycling bins relating the development shall be stored in the garage / storage area as identified on drawing ref: Extraction Vent Ref: HAD3335-04 Rev A (with details of proposed elevational and layout plans). These storage arrangements shall be implemented upon first occupation of the development and (at all times thereafter) operated in conjunction with the details of document referenced: Waste Management Strategy 63 Beswick Street Manchester M4 7HR Final dated 26 October 2021 by Fellows Environmental relating to the presentation of bins for collection and frequency of such collections.

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.

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

Monday to Sunday (including Bank Holidays): 12 noon 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.

8) Deliveries, servicing and / or waste collections relating to the operation of the authorised hot food take away (sui generis use) 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.

9) The undertaking of off-site deliveries shall only by undertaken in conjunction with the authorised hot food take away use and in accordance with the details of document referenced Change of use application 63 Beswick Street Manchester Traffic Management Plan Final Issue – 27 May 2022 by Local Transport Projects, including:

i. Off-site customer deliveries would be undertaken by delivery staff directly employed by the operator of the authorised development;
ii. No more than two staff would undertake off-site customer deliveries at any time during the authorised opening hours;
iii. No deliveries shall be undertaken outside the hours of:
Monday to Sunday (including Bank Holidays): 12 noon to 11.00 pm.

The approved arrangement shall be implemented upon first undertaking of the off-site customer delivery services and maintained at all times whilst such deliveries are undertaken.

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

10) Upon the commencement of the authorised use, the authorised Class A5 unit, any roller shutters on the frontage of the related unit at 63 Beswick Street 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 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 obtained via the following link:

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

2) 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.

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Enterprise Transport Training, Pollard Street East Manchester, M40 7FS
Unit 1 After 63, Beswick Street, Manchester, M4 7HR
Unit 2 After 63, Beswick Street, Manchester, M4 7HR
Unit 3 After 63, Beswick Street, Manchester, M4 7HR
Building 2 Former Ceiling Grids Site, Branson Street, Manchester, M40 7FJ
79B Beswick Street, Manchester, M4 7HR
79A Beswick Street, Manchester, M4 7HR
Unit 1, Beswick Street, Manchester, M4 7HR
Ashton New Road Post Office, 79 Beswick Street, Manchester, M4 7HR

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2