

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126006/FO/2020

Date registered valid: 31 January 2020

Proposal: Change of use to provide 8 apartments (Class C3) within upper floors (4 x 1 bed and 4 x 2 bed) including the insertion of additional floor within the fabric of the existing building, elevational alterations (including the raising of the side and rear elevations to allow the formation of a continuous flat roof) and refuse and cycle storage at ground floor.

Address: 7 Rainforth Street, Manchester, M13 0RP

Ward(s): Longsight Ward

Applicant: Mr MB Shahzad KAAM Limited C/o Agent

Agent (if any): Mr Jack Appleton Broadgrove Planning & Development Sinclair House, 11 Station Road, SK8 5AF

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

Recommendation: APPROVE

Date of recommendation: 23 June 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 February 2020

Standard consultations:

Printed: 4 February 2020 Expired: 25 February 2020

Neighbour notifications

Printed: 4 February 2020 Expired: 25 February 2020

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 surrounding area is predominantly retail commercial and the site is located close to the junction of Stockport Road and Rainforth Street and is within Longsight District Centre. The application relates to a detached 4-storey, red-brick building constructed over a semi-raised basement, resulting in the formation of steps to the main entrance of the building. The building has disused and enclosed bridge links to a similar building at 9 Rainforth Street; the applicant has confirmed that access between the two buildings has not been retained. The building sited at the back of pavement with small enclosed rear yard area. The site is not supported with off-street car parking. Single line waiting restrictions are in operation outside the application premises.

The building is vacant. Details submitted in relation to prior notification application ref: 123137/P3PPA/2019, included a document from the Valuation Agency Office, which indicates that (since 1 April 2017) the last use of the building comprised:

Ground floor - Workshop

First floor - Store

Second floor - Warehouse

Third floor - No use identified

On the basis of the above, it is considered that the property has no authorised use.



Fig 1 and 2 – Application site from Rainforth Street

The surrounding area is retail and commercial. It is unclear whether accommodation above neighbouring buildings fronting Stockport Road are in residential use but there is potential for such use.

Description of development

The proposed development relates to the upper floors of the buildings. The ground floor and basement would be excluded from the development. Although the submitted drawings detail and retail use in ground floor and basement, the applicant has not established that this use has been historically established and maintained. The applicant may revisit the use of the ground floor and basement as part of a subsequent planning application.

The proposed development involves:

- i. The formation of a mezzanine floor to provide a total of 8 apartments over 4 floors;
- ii. External the elevations to the rear of the building would be raised to form a continuous flat roof building.
- ii. 2 apartments would be formed to each floor, i.e., 1 x 2 bedroom, 3 person (61 sq. metres) and 1 x 1 bedroom, 2 person (50.4 sq. metres);
- iii. At the raised ground floor level alterations would be undertaken involve the refurbishment of the existing northern entrance to provide access to the proposed apartments via a related staircase. A separate entrance would provide access to the ground floor and basement. The respective entrances would be separated by a new glazed shopfront;
- iv. An internal residential bin store would be formed at ground level with access via a doorway within the southern elevation. An adjoining bin store to the retail unit has been identified. To address changes in floor levels access to the bin store would be suspended between the ground floor and basement;

- v. An adjacent 16 space cycle store would be located in the small triangular yard area with access via a gate in the southern boundary wall;
- vii. Windows to the principle elevation would be reconfigured to respond to the revised internal layout and the formation of a mezzanine floor. The elevations would principally involve the formation of rectangular windows with a vertical emphasis with opening set between sills and lintels. The frame design would have a cross member configuration. The windows are arranged in pairs at each floor (first to fourth). The window design would be positioned on the side elevation again to each floor. The windows to the side (southern) would be supplemented with a paired arrangement of narrower windows to each floor. A single column of windows would be positioned in the rear (eastern) elevation with the remaining elevation comprising brickwork. New basement windows would be formed in the side elevations;
- viii. A roof structure relating to a former lift block would be retained.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – Initially expressed concerns regarding the number of proposed units and the absence of car parking, which was considered to be a particular issue given the incidence of on-street car parking. To address these concerns the applicant has agreed to a condition that would require that off-site car parking is secured and maintained as part of the development. This condition would meet the requirements of Highways.

Environmental Health – Conditions are requested in relation to the following:

- i. The development should be related to the submitted waste management plan;
- ii. Before the commencement of the development, the submitted noise assessment should be supplemented with details relating to:
 - a. Details of proposed glazing systems in accordance with recommended minimum sound insulation performance;
 - b. A report from mechanical services / acoustic engineer on any proposed ventilation system supporting the development, including, if required, the number of ventilators per room and details of a forced mechanical ventilation system with related controls;
 - c. A further report from an acoustic engineer on selected plant design in accordance with recommended plant emission limits at nearest noise sensitive receptors.

Flood Risk Management Team – The application site is within Flood Zone 1 and low risk of surface water flooding. Whilst the change of use results in a change in flood risk vulnerability classification, it is not considered that a condition for further drainage mitigation is required.

Greater Manchester Police – Recommend that all security and crime reduction measures meet secured by design standards.

Greater Manchester Ecology Unit – The submitted bat survey has been assessed and it is considered that:

- i. The survey has been a satisfactory internal and external assessment of the presence of bats and the roosting potential of the building;
- ii. The building inspection found no evidence of recent or historic usage of bats;
- iii. There are no grounds to contradict the bat survey or to request further activity surveys;
- iv. It is considered that should planning permission be granted consideration should be given to the following:

- a. Bats and their roosts – The developer should be advised that bats are a protected and, if encountered during construction work should cease until advice has been sought and implemented from the licenced ecologist.
- b. If works have not commenced by March 2022 an updated survey should be required and submitted to the LPA including an assessment of change and any new mitigation and/or licensing that may be required as a result of new evidence. This can be implemented via a condition attached to any permission if granted.
- c. In order to enhance bio-diversity a condition be included to ensure the provision of bat and bird boxes as part of the development.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. 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' and, in 'decision-taking', this means that development proposals should 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 or specific policies in this Framework indicate development should be restricted.

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

- i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59). This should be reflected in the consideration of the size, type and tenure of housing needed for different groups in the community (paragraph 61). Chapter 5 states that the provision of affordable housing should not be sought for residential developments that are not major developments and that the re-use of brownfield sites should be encouraged (paragraph 63). It is also considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly (paragraph 68). It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (paragraph 71). In this case, it is considered that the size and tenure of the proposed development would positively contribute to the quality and supply of housing in the local area, secure the development of a brownfield site and responds to an identified local housing need. It would also help to diversify the local housing market through the provision of high quality design that is capable of achieving sustainable future occupation. Chapter 5 would thereby be complied with.
- ii. 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 91). These considerations have been related to the layout and design of the proposed development and the incorporation of measures to address issues of security and potential opportunities for criminal and anti-social behaviour. It is considered that the development would achieve satisfactory natural surveillance within the context of the application site. An informative has been included to encourage security measures that meet secured by design criteria. On this basis it is considered that development would be satisfactorily related to Chapter 8.

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 can be - or have been - taken up, given the 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 (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 108).

The application site is located in a sustainable location in terms of the proximity of Longsight District Centre and access to public transport. A condition has been agreed and included to secure 8 off-site car parking spaces. On this basis it is considered that any demand for car parking is capable of being addressed, In the light of the above, the proposed development would thereby be consistent with the requirement of Chapter 9.

iv. Chapter 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites (paragraph 117). Paragraph 122 states, amongst other things, that planning decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) The importance of securing well-designed, attractive and healthy places.

It is considered that chapter 11 has been positively responded to as it would secure the re-use of an existing building with appropriate layouts that respond to the constraints of the application building. The development would thereby be satisfactorily related to Chapter 11.

v. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124).

In this case, the interventions to the exterior of the building would be satisfactorily related to the character and composition of the existing building. A condition has been included relating to the development to the materials specification indicated on the submitted drawings and ensuring the remediation works to the elevation elevations and roof are undertaken using matching materials. On this basis Chapter 12 would be accorded with.

vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States that new development should be planned for in ways that:

- a. Avoid increased vulnerability to the range of impacts arising from climate change;
- b. Can help to reduce greenhouse gas emissions, such as through its location, orientation and design (paragraph 150).

It further states that all plans should apply a sequential, risk-based approach to the location of development - taking into account the current and future impacts of climate change to avoid where possible, flood risk to people and property (paragraph 157).

It is considered that the site responds positively to chapter 14, through the incorporation of design techniques that reduce the potential for carbon emissions and being located in a location that is not vulnerable to flood risk. Chapter 14 would thereby be accorded with.

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
- ii. Design
- iii. Flood Risk Planning and Flood
- v. Health and well-being
- v. Noise

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has been given to the benefits of delivering a sustainable housing development and measures to secure appropriate noise attenuation and waste management. The above principles have been appropriately accorded with for the reasons set out below.

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)

Policy SP1 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 the proposed development would contribute positively to the formation of a sustainable community, which would be beneficial to existing and future residents through the provision of additional housing within an existing building. On this basis, policy SP1 would be positively responded to.

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. It also advocates that housing can make a positive contribute to the vitality and viability of district centres and it considered that the development positively to this objective.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design and opportunities for good design, which enhance the overall image of the City should be fully realised, particularly along major radial roads, such as Stockport Road. In this case, it is considered that the applicant has positively responded to the requirements of policy EN1 by limiting interventions to the original building thereby ensuring that its character and relationship to the streetscene would be maintained.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - Has been related to the assessment of the submitted design and statement, which details measures to reduce CO2 emissions and to secure energy efficiency. The development would not secure the energy performance of new building. However, its energy performance would be improved through compliance through the installation of new windows. It would also secure the re-use of the building thereby retaining the energy inputted through its retention and predominant maintenance of exiting materials. In this context the development would be appropriately related to policy EN4.

Policy EN 14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. The application sites located in Flood Zone 1 and there is not a specific requirement for specific drainage in respect of the development.

Policy EN15 (Biodiversity and Geological Conservation) - States, amongst other things, that the developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site. Policy EN15 has been Positively responded to through a condition to ensure the implementation of the development in accordance with a submitted bat survey. A separate condition would also secure the provision of bat and bird boxes to enhance local bio-diversity.

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.

Policy EN19 has been related to the proposed waste management arrangements, which are considered to be acceptable and related to the development by condition to accord with policy EN19.

Policy H1 (Overall Housing Provision) – Sets the objectives for the delivery of new housing in Manchester. It encourages the re-use of previously developed sites, secure high quality urban design and secure an appropriate mix of housing tenure. It is considered that the development has been appropriately related to these objectives.

Policy H 5 (Central Manchester) - States that Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. It states that high density housing will be permitted within Longsight District Centre as part of mixed-use schemes. Policy H5 has been referenced given the proximity of the site to Longsight and Levenshulme District Centres. It is considered that the development would improve the supply of local housing and improves the vitality of the district centre.

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 policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car;
- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car;
- iii. Improve pedestrian routes and the pedestrian environment;
- iv. Reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

In this case, the proposed development is located in a sustainable location, in terms relationship to proximity to district centres and access to public transport thereby reducing reliance on private car usage. The development has been related to a condition to ensure the provision of 100 % off-site car parking for residents within the neighbouring Longsight Business Park. The applicant has also provided satisfactory cycle parking provision. On this basis, it is considered that policy T1 would be appropriately responded to.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. 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;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals with regard to its potential impact on residential amenity and the contextual relationship of the new building and its functions on the local built environment. In this case, it is considered that development has been appropriately related to the constraints and configuration of the existing buildings to respond positively to policy DM1.

Saved Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable.

In this case, the constraints of the site would prevent the formation inclusive access but this would be offset by the benefits of securing a sustainable use of the building.

Policy DC26 (Development and noise)

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This particularly relevant given the proximity of the site to established residential uses.

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.

It is considered that the design is capable of accommodating satisfactory noise insulation based on the details of the submitted acoustic report and the related supplementary report that has been requested by Environmental Health and agreed with the applicant. The introduction of a future use of the ground floor unit would require planning permission and a related noise assessment to ensure appropriate noise attenuation to upper floor residential uses.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are of particular relevance:

- i. Section 2 Design
- ii. Section 3 Accessibility
- iii. Section 4 Environmental Standards
- iv. Section 6 Parking Guidelines
- v. Section 7 Housing Density and Mix
- vi. Section 8 Community Safety and Crime Prevention
- vii. Section 10 Internal Design Principles and the Provision of Space within Housing

Although the constraints of the application property would prevent inclusive access, it is considered, for the reasons set out in this report that the other identified considerations have been appropriately responded to.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The guidance states that the delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of

incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. In this case, the application of the guidance has been affected by the constraints of the application building. However, the development would deliver appropriately sized apartments that accord with the criteria set out in the guide. It is considered that the quality of the urban design respond positively to the guidance.

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 and the applicants (through their appointed representatives) engaged in discussions to establish to the lawful use of the ground floor and basement of the building thereby allowing the extent of development to be determined. Discussions also facilitated the submission of a bat survey and the identification of the need to incorporate obscured glazing the rear of the building. Clarification of the detail of the additional height to the building has also been submitted. On the basis of the information presented with the application, it is considered that a satisfactory assessment of its potential impact of the character of the area has been undertaken along with the identification of appropriate measures to safeguard residential amenity.

Principle of the development – The proposed development would meet the policy objective of securing a new use for a brownfield site, contributing towards private rented housing that would be appropriately related to provision in the district centre. The design of the proposed units would be appropriately related to the scale and massing of neighbouring buildings. Elevational alterations affecting the building would be located to the side and rear with a limited impact on Rainforth Street. The ground floor shopfront alterations would be appropriate related to the host building. The potential formation of retail unit to the ground floor with related basement storage is considered to be appropriate in this location. However, the use of the ground floor and basement is excluded from consideration as part of this application as a lawful retail use has not been established; this is discussed below. On balance, it is considered that the introduction of residential use is appropriate subject to a condition to delivery off-site car parking.

Future use of the apartments - A condition has been included for purposes of clarity and to confirm that the authorised development relates to the formation of 8 apartments (Class C3). A separate condition has been included to facilitate the appropriate future use and management of the authorised apartments limiting their future occupation to Class C3 (a) not precluding occupation by two unrelated people sharing a property. This condition is considered necessary to secure the appropriate management of the apartments.

Residential space standards – The proposed development would deliver a mix of residential units of varying sizes that have been assessed against the criteria set out in the adopted Manchester Residential Quality Guidance. In this case, the applicant has confirmed that the proposed apartments would be occupied on the following basis:

One bedroom apartments (4 units) – 1 bedroom, 2 persons (required space 50 sq metres);
Two bedroom apartments (4 units) – 2 bedroom, 3 persons (required space 61 sq metres).

The development would therefore meet the space standards as set out in the above guidance.

The applicant has sought to respond positively to the constraints of the site. The proposal would also secure a development that would incorporate design characteristics that would positively contribute to the quality of local housing, the streetscene and secure and a reduction in carbon emissions. It would also represent a sustainable development, in terms of the location of the application site to public transportation links and proximity of shops and services within Longsight District Centre. The proposed development would thereby positively contribute to sustainable growth in Manchester and thereby respond positively to the Manchester Residential Quality Guidance.

Residential amenity – It is considered that the proposed noise attenuation condition is capable of safeguarding residents' amenity from undue noise disturbance. The amenity of residential would be affected by a lack of external amenity space. However, the accommodated would be consistent with upper floor residential uses within a district centre. Furthermore, the internal space within the apartments would be of a higher quality than found elsewhere in the district centre.

Impact of the streetscene – The additional height the building would have a limited impact on Rainforth Street and Dickenson Road. Any views of the building from these streets would be potentially improved through the cohesive formation of refurbished elevation. Views to Stockport Road would be affected by the screening afforded by neighbouring 3-storey buildings.

Noise – The application has been supported with an acoustic survey that gives assurance that appropriate noise insulation is capable of being achieved. A condition has been agreed to ensure the approval and implementation of:

- i. Details of proposed glazing systems in accordance with recommended minimum sound insulation performance;
- ii. A report from mechanical services / acoustic engineer relating any proposed ventilation system supporting the development, including, if required, the number of ventilators per room and details of a forced mechanical ventilation system with related controls;
- iii. A further report from an acoustic engineer on selected plant design in accordance with recommended plant emission limits at nearest noise sensitive receptors.

Should a ground floor and basement use be proposed in the future, a new acoustic report would be required to ensure appropriate attenuation of noise to safeguard the amenity of upper floor residents. On this basis, it is considered that appropriate noise insulation is capable of being achieved.

Retail use to ground floor and basement – In reviewing the planning application, reference has been made to application 123137/P3PPA/2019 (Prior notification to Class B8). This application included supporting information from the Valuation Office that indicated the ground floor of the premises was used as a workshop. The property is currently vacant. Although, retail activity has taken place to the ground floor in the past, such use has not been authorised. A condition has therefore been included to relate the development to the description set out in the application forms, i.e., 8 apartments with related works. A separate condition will exclude the details of the retail use from the planning permission. If the retail use is to be assessed a new application would be required and would be assessed with regard to its relationship to neighbouring retail and commercial uses and residential use within the site.

Siting / Residential amenity – The proposed development would not affect the footprint of the existing building and its enclosed yard area. The raised elevation would replicate the configuration of the building as it rises to form a flat roof. It is not considered that the proximity of new built form within the elevations position of proposed windows would not impact on the upper floors to the properties to the west of the site. The nearest windows to these properties

would be recessed with distances of not less than 15 metres to the proposed building. The nearest outrigger to No 580 incorporates an upper floor solid door and air conditioning unit. In these circumstances, it is not considered that overlooking and undue loss of privacy would occur and obscure glazing to these windows is not considered necessary. The scheme would include the retention and reinstatement of windows in the side elevations. These previously served storage areas, but would now relate to bedrooms and secondary lounge windows. Furthermore more windows would be created due to the additional floor being proposed. Due to the constrained nature of this site and relationship to no.9 Rainforth Street, it is proposed that all lounge and bedroom windows to the side elevations (both west and east elevation) be opaque glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, up to 1.7 metres above the floor of the room in which the window is installed, and be non opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall remain so in perpetuity.

Height, scale and massing – The proposed alterations to the roof would secure a continuous roof height of 14.1 metres. i.e., the maximum height original building presented to Rainforth Street. The existing relationship of the building to the streetscene would not be substantially affected. The impact of the addition to the roof would be reduced by the staggered configuration of the roof space as it moves from west to east. Whilst there would be some additional impact on properties to the east, it is considered that sufficient distance would be maintained to minimise any harmful impact on upper floor windows. The arrangement of windows would define the external elevations and maintained the characteristic proportions of the building and its relationship to the streetscene.

Design - It is considered that the arrangement of the existing roof arrangement to the rear of the building does not have a cohesive relationship to the main composition of the building. The formation of a continuous of flat roof would draw the elements of the building together in a more a more coherent form. The principal detailing within the street frontage to Rainforth Street would be maintained. The arrangement of proposed windows would secure appropriate articulation to the building and be related to satisfactory window design. A condition has been included to ensure that the development is implemented in accordance with the specified materials and that brickwork and mortar matches the existing brickwork. On this basis, the design of the proposed addition and elevational alterations is considered to be acceptable.

Crime and security – It is considered that the development would maintain appropriate natural surveillance. An informative has been included to encourage the incorporation of new locks, fittings and security measures that meet secured by design standards to enhance site security.

Accessibility – The existing development has an elevated ground floor. Given the constraints of the siting and position in relation to the back of footpath, ramped access could not be provided and inclusive access could not be provided in this case.

Reducing carbon emissions and sustainable design – The development would secure a sustainable use for an existing building. The proposal would incorporate uPVC windows and meet the requirements of building requirements to achieve appropriate sustainable design within the constraints of a refurbished building. Within this context it is considered that the development is capable of achieving satisfactory carbon reductions.

Car parking and highways issues – The development is located in a suitable location in relation to access to local access, to shops, services and public transport. However, there is likely to be some demand for car parking that cannot be accommodated within the application site and this would be considered to be a potential issue due to localised on-street car parking. This has been addressed through a condition to secure off-site car parking. It is considered that

this condition would suitably offset any impact of the development in relation to traffic generation.

Cycle storage – The applicant has indicated the provision of 16 secured cycle spaces with an enclosed area adjacent to the building. This would provide sufficient capacity for the residential use and any future ground floor use. This level of provision is considered to be acceptable.

Bio - diversity – An informative has been included recommending that that trees and bushes within the site are removed outside the bird nesting season. In response to the recommendations of GM Ecology Unit, a condition has been recommended to secure the submission to contribute to local bio-diversity through the provision of bird and bat boxes. On this basis it is considered that the proposed development would relate appropriately to Core Strategy policies SP1 and EN15.

Waste management - The applicant has demonstrated that the site has the capability and capacity to accommodate the following waste and recyclable material, which accords to current City Council guidance and is location within and enclosure within the building, i.e.:

General refuse: 1 x 1100 litres

Pulpable: 1 x1100 litres

Mixed: 1 x1100 litres

Food: 1 x 240 litres

The applicant has identified waste storage area for the future ground floor and basement use. This storage area has been assessed by Environmental Health and considered to be acceptable. Given the layout of the ground floor it is considered that this storage are is capable of being emended if subsequently required. On the basis of the above, it is considered that appropriate waste management can be achieved.

Noise - A condition has been recommended in response to the comments of Environmental Health relating securing noise insulation from traffic noise and transmission between floors. The applicant has demonstrated that the design is capable of securing appropriate noise insulation and it is considered that this can be delivered with the provision of the additional details described in this report. Residential amenity can be satisfactorily safeguarded through the related noise condition.

Conclusion – The proposed development would provide a sustainable use for a relatively large building that would otherwise be remain vacant and subject to structural decline. Upper floor residential use (with potential for future ground floor use with basement storage) would be the most suitable use in this location. On balance, it is considered that the proposed residential use is acceptable.

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 and the applicants (through their appointed representatives) engaged in discussions to establish to the lawful use of the ground floor and basement of the building thereby allowing the extent of development to be determined. Discussions also facilitated the submission of a bat survey and the identification of the need to incorporate obscured glazing the rear of the building. Clarification of the detail of the additional height to the building has also been submitted. On the basis of the information presented with the application, it is considered that a satisfactory assessment of its potential impact of the character of the area has been undertaken along with the identification of appropriate measures to safeguard residential amenity.

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 23 January 2020, 31 January 2020, 6 March 2020, 27 May 2020, 9 June 2020 and 11 June 2020:

Planning application forms

Existing & proposed floor plans Ref: F11/EA/01 Rev R

Section Ref: F11/EA/02 Rev A

Elevation as proposed (streetscene) Ref: F11/EA/03 Rev D

Location plan Ref: F11/EA/05

Proposed elevations (Side and front) Ref: F11/EA/12 Rev C

Proposed elevations (Rear and side) Ref: F11/EA/13 Rev D

Existing elevations (Side and front) Ref: F11/EA/14 Rev A

Existing elevations (Rear and side) Ref: F11/EA/15 Rev B

Existing and proposed front elevations Ref: F11/EA/16

Bin Store details Ref: F11/EA/17 Rev. C

Windows distances Ref: Ref: F11/EA/18 Rev A

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 planning permission hereby granted relates to the formation of 4 x two bedroom apartments and 4 x one bedroom apartments on floors 1 to 4 (inclusive) as set out on the approved drawings.

Reason – For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the details of the approved drawings referenced:

Existing & proposed floor plans Ref: F11/EA/01 Rev R
Elevation as proposed (streetscene) Ref: F11/EA/03 Rev D
Proposed elevations (Side and front) Ref: F11/EA/12 Rev C
Proposed elevations (Rear and side) Ref: F11/EA/13 Rev D
Existing and proposed front elevations Ref: F11/EA/16
Bin Store details Ref: F11/EA/17 Rev. C

the planning permission hereby granted does not confer consent for the undertaking of retail use (Class A1) in the ground floor and basement of the building.

Reason – For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The development hereby approve shall be implemented in accordance with the materials and specification detailed on drawings referenced: Proposed elevations F11/EA/12 Rev C and Proposed elevations F11/EA/13 Rev D relating to 1st to 4th floor external elevations, including the formation of brick sills and lintels. Any required reinstatement works to external elevations shall be implemented using matching brick, mortar and roofing materials and maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for City of Manchester.

6) Before the occupation of the development, details materials and specifications of the ground floor and basement elevations, as shown on drawings referenced: Proposed elevations F11/EA/12 Rev C and Proposed elevations F11/EA/13 Rev D, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for City of Manchester.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Before the occupation of the approved development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the arrangements for the provision of 8 off-site car parking for use by residents of the authorised apartments. The arrangements for off-site car parking shall be made available to residents prior to the occupation of any of the authorised apartments and shall be maintained in situ thereafter.

Reason – To ensure that the development is supported with satisfactory car parking provision and in the interests of residential amenity and pedestrian and highway safety pursuant to policies SP1. T1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of any of the authorised apartments, the development shall be fully implemented in accordance with the submitted arrangements for cycle storage as detailed on drawings referenced: Bin store details Ref: F11/EA/17 Rev C. The implemented cycle storage shall be maintained in situ thereafter.

Reason – To ensure that the development is supported with satisfactory cycle storage, to encourage the use of sustainable modes of transport and in the interests of residential amenity, pursuant to policies SP1. T1 and DM1 of the Core Strategy for the City of Manchester.

10) Before the occupation of any of the authorised apartments, the development shall be fully implemented in accordance with the submitted waste management plan comprising the details within the Waste Proforma dated 23 January 2020 and Existing and Proposed Plans F11/EA/01 Rev. R and Bin store details Ref: F11/EA/17 Rev C. The approved waste management arrangements shall be maintained in situ thereafter.

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.

11) Before the development commences, the submitted document referenced: 7 Rainforth Street, Manchester, Acoustic Planning Report by Lighthouse Acoustics, Ref: 0586/APR1 Revision 1, dated 8 January 2020, shall be supplemented with a scheme to be submitted to and approved in writing by the City Council as local planning authority, detailing measures for acoustically insulating the residential accommodation and shall include:

- a. Details of proposed glazing systems in accordance with recommended minimum sound insulation performance:
- b. A report from mechanical services / acoustic engineer on any proposed ventilation system supporting the development, including , if required, the number of ventilators per room and details of a forced mechanical ventilation system with related controls;
- c. A further report from an acoustic engineer on selected plant design in accordance with recommended plant emission limits at nearest noise sensitive receptors.

The approved noise insulation scheme shall be implemented before any of the apartments are occupied and maintained in situ thereafter.

Reason - To secure a reduction in noise from Rainforth Street and between authorised apartments, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

12) The development shall be fully implemented in accordance with document referenced Daytime Bat Survey of 7 Rainforth Street, Longsight Manchester by Rachel Hacking Ecology dated March 2020. If the authorised works have not commenced by March 2022, no works shall take place until an updated bat survey has been submitted to and approved in writing by the City Council as local development. The development shall be fully implemented in accordance with the approved updated bat survey.

Reason - To provide opportunities for new wildlife habitats and ensure the protection of the existing habitats of species that are protected and in order to comply with policies SP1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

13) Before the occupation of the authorised apartments, a scheme to encourage bio-diversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised apartments and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) Before first occupation of the development thereby approved, all bedroom, and living rooms windows to the side elevations (west elevation and east elevation) as shown on plan references:

- o Proposed Floor Plans;

Existing & proposed floor plans Ref: F11/EA/01 Rev R

- o Elevations

Proposed elevations (Side and front) Ref: F11/EA/12 Rev C

Proposed elevations (Rear and side) Ref: F11/EA/13 Rev D

shall be opaque glazing to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, up to 1.7 metres above the floor of the room in which the window is installed, and be non opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking, pursuant to The Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

Informative

1) Information for Developers guidance documents can be downloaded using the following link:

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

2) The developer should be advised that bats are a protected and, if encountered during construction work should cease until advice has been sought and implemented from the licenced ecologist.

3) It is recommended that consideration should be given to the following security measures, which should meet secured by design standards:

- i. Door and access controls;
- ii. Windows;
- iii. Alarms and CCTV;
- iv. Lighting.

4) Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names. If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 and Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

Ground Floor, 11 Rainforth Street, Manchester, M13 0RP
Second Floor, 580 Stockport Road, Manchester, M13 0RQ
588 Stockport Road, Manchester, M13 0RQ
582 Stockport Road, Manchester, M13 0RQ
13 Rainforth Street, Manchester, M13 0RP
11A Rainforth Street, Manchester, M13 0RP

Upper Ground Floor Unit 52, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 50, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor, 388C Dickenson Road, Manchester, M13 0WQ
11 Rainforth Street, Manchester, M13 0RP
590 Stockport Road, Manchester, M13 0RQ
9 Rainforth Street, Manchester, M13 0RP
580 Stockport Road, Manchester, M13 0RQ
584 Stockport Road, Manchester, M13 0RQ
586 Stockport Road, Manchester, M13 0RQ
390 Dickenson Road, Manchester, M13 0WQ
396 Dickenson Road, Manchester, M13 0WQ
392 Dickenson Road, Manchester, M13 0WQ
394 Dickenson Road, Manchester, M13 0WQ
Studio 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Studio 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Flat 1, 588A Stockport Road, Manchester, M13 0RQ
Shoebox, 388C Dickenson Road, Manchester, M13 0WQ
Fabric Ideas, 388B Dickenson Road, Manchester, M13 0WQ
Shee Trends, 388 Dickenson Road, Manchester, M13 0WQ
588A Stockport Road, Manchester, M13 0RQ
First Floor And Second Floor, 580 Stockport Road, Manchester, M13 0RQ
First Floor Studio 15, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 19, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 30, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 33, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 37, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 28, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 25, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 55, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 12, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 7, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 7, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
576 - 578 Stockport Road, Manchester, M12 0RQ
574 - 576 Stockport Road, Manchester, M13 0RQ
Lower Ground Floor Unit 15, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 4, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 13, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 17, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 23, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 26, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 10, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 6, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 42 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 41 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 1, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 20, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 16, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 3, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 2, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD

Lower Ground Floor Unit 13, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 19, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 35, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor Studio 11, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor Studio 18, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor Studio 17, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Studio 2, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 24, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 5, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 10, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor And Second Floor, 590 Stockport Road, Manchester, M13 0RQ
 Upper Ground Floor Studio 5, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 34, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor Studio 14, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 MAXTOP TRADING LIMITED, Upper Ground Floor Unit 45, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 46, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 14, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 20, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 51, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 54, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 36, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 57, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 47 And 48, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 38, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Studio 3, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 21, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Unit 40 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 39, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 56, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 44, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 22, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 31, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 4, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Cafe, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor Studio 21, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 32, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 First Floor Studio 12, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 49, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 18, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 11, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Upper Ground Floor Unit 53, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 1, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Ground Floor, 590 Stockport Road, Manchester, M13 0RQ
 Upper Ground Floor Unit 43, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 27, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 16, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 29, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
 Lower Ground Floor Unit 6, Longsight Business Park, Hamilton Road, Manchester, M13 0PD

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2