SUPPORTING STATEMENT

DISCHARGE OF CONDITIONS NO. 3 (WASTE MANAGEMENT) & NO.6 (SECURITY) RELATING TO APPEAL DECISION REF NO. APP/B4215/W/17/3169605

AT

MALCOLM HOUSE, FERNSIDE HOUSE & STABLES, 27 WINDSOR ROAD, NEWTON HEATH, MANCHESTER, M40 1QQ

1.0 INTRODUCTION

1.1 This Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant, Select Support Partnerships, to accompany an application seeking to discharge conditions No. 3 and No. 6 of Appeal Ref No. APP/B4215/W/17/3169605. Consent was granted at appeal in June 2017 for the change of use from C1 (guest house) to C2 (residential) at Malcolm House, Fernside House and Fernside Stables, 27 Windsor Road, Newton Heath, Manchester.

1.2 The use will bring about high quality supported living accommodation for adults with learning difficulties and complex care needs. Conditions were attached to the consent relating to Waste Management and Security to which the Applicant seeks to discharge to bring about lawful development.

1.3 This application is a re-submission of LPA ref no. CDN/17/0472 which was refused consent on 28th September 2017[1]. According to the LPA's decision notice, the information submitted was not considered to be sufficient to discharge the conditions. This re-submission is accompanied by additional supporting information which is considered adequate to discharge both conditions.

[1] See Appendix 1 for decision notice

2.0 APPRAISAL

Condition 3. Waste Management

2.1 The decision notice for LPA Ref no. CDN/17/0472 confirmed that the proposed location for the bin storage area is considered to be acceptable along with the proposed number of bins and capacity for recycling (see Appendix 2). However, concern was raised regarding the lack of an appropriately designed bin enclosure. The accompanying plans illustrate that a suitably designed bin enclosure has now been included within the proposed scheme.

2.2 This is proposed on the same elevation as previously indicated but is sited further away from the road (but yet still being an easily accessible collection point). The timber cladded bin store as demonstrated on the accompanying plans is of a sufficient size to accommodate the bin requirement and would satisfactorily screen the bins. There are no windows or entry points located within vicinity of the proposed bin store and as such, the bin store could not be used as a climbing aid.

2.3 Given the inclusion of an appropriately design bin store, in terms of size, materials and positioning, it would not have an adverse impact on the character and appearance of the Conservation Area and it is considered that sufficient information has now been submitted to discharge condition No. 3.

Condition 6. Security

2.4 Given the nature of the accommodation being brought forward, a condition was attached relating to security. Concern was raised within LPA ref no. CDN/17/0472 of insufficient information and of the proposed location of CCTV cameras. The accompanying site plan shows that the revised intended location of CCTV cameras, which cover the site entrance and the car parking area (as requested by the LPA), but with clarity on the direction of view of the cameras. The majority of these would be directed away from neighbouring properties with two cameras on the northern elevation of Malcolm House but angled to cover the main entrance. As such, the security system will provide adequate coverage of the site without the adverse loss of privacy to nearby residential occupiers.

2.5 The accompanying plans also confirm the following:

- *that all new fittings are certified to Secured by Design standards as well as individual apartment doors certified to BS PAS 24,*
- *the main pedestrian and vehicular entrances will be access controlled with audio / video intercom system; the secondary entrance to the smaller car parking area will be key locked,*
- *Lighting is to be provided to all parking areas in accordance with BS 5489, with an average lux level 20 and a uniformity level of no less than 25% - the accompanying plans confirm this and illustrate the location of lighting columns,*
- *To facilitate natural surveillance shrub planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2000mm from the ground – the main areas of shrub planting/trees are along the main vehicular access to the rear car park and the plans indicate that the height of these will be controlled appropriately,*
- *Dusk-till Dawn lighting to be installed to existing or proposed entrances/elevations – the plans indicate with blue circular symbols the position of this form of lighting.*

3.0 CONCLUSION

3.1 This application is a re-submission of ref no. CDN/17/0472 which sought to discharge condition No.3 and No. 6 of Appeal ref no. APP/B4215/W/17/3169605. It has clearly been demonstrated that the re-submission addresses the initial concerns raised at the first refusal and the application is now suitably accompanied by sufficient information to discharge each condition and enable commencement of development to bring about high quality supported living accommodation for persons with complex health needs.

3.2 Paragraph 20 of the NPPF requires local planning authorities to proactively meet the development needs of businesses wherever possible. It goes on to state that businesses should not be overburdened by planning requirements and the application should be assessed on this basis.

3.3 As such, if any further information or clarification be required, the LPA is invited to make contact with Inspire Planning Solutions Ltd in a timely manner.

APPENDIX 1. DECISION NOTICE

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Applicant

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Select Support Partnerships
2rd Floor
Regent House
Regent St
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BB16BH

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (waste management) and 6 (security) relating to appeal decision referenced APP/B4215/W/17/3169605

Discharge of conditions on appeal letter

Location: Malcolm House , 27 Windsor Road, Newton Heath, Manchester, M40 1QQ

Date of application: 4 August 2017

Application number: CDN/17/0472

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

Condition 3 - Waste
The following information has been submitted for consideration:

o Waste Management Proforma
o Waste and Recycling Statement
o Site layout Drawing numbered 11

The information submitted as listed above has been considered and the following comments can be made.

The information submitted is not considered to be sufficient to discharge the condition. The location for the bin storage area is considered to be acceptable along with the proposed number of bins and capacity for recycling. However, the application site is located within a Conservation Area and is surrounded by existing residential properties.

Therefore, it is not considered acceptable for the bins to be exposed and as such, they should be located within an appropriately designed bin enclosure.

The applicant will need to submit elevational drawings showing the position, size and proposed materials for a proper bin storage enclosure to screen the bins appropriately. This should also be kept away from the main building so it cannot be used as a climbing aid.

Therefore, the information listed above is required before Condition 3 relating to planning appeal APP/B4215/W/17/3169605 can be formally discharged.

Condition 6 - Security
The following information has been submitted for consideration:

o Protect Security and Electrical Limited - Specification for a CCTV system at Malcolm House
o Existing and Proposed Floor Plans

The information submitted as listed above has been considered and the following comments can be made.

The information submitted is not considered to be sufficient to discharge the condition. Further information is required in relation to the following security matters:

o Confirmation that all new fittings are certified to Secured by Design standards.
o Pedestrian and vehicular entrances should be access controlled with audio or video intercom system.
o Lighting to all parking areas should be in accordance with BS 5489, with an average lux level 20 and a uniformity level of no less than 25%.
o To facilitate natural surveillance shrub planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2000mm from the ground.
o Dusk-till Dawn lighting should be installed to existing or proposed entrances. (as well as to all elevations)
o Each individual apartment door should be certified to BS PAS 24.

In relation to the installation of CCTV, this is welcomed to improve the security of the site. However, it appears from the information provided and site photographs that the proposed locations for the new cameras may cause intrusion into the existing windows of residential properties immediately adjacent to the site. Therefore, confirmation is required that no loss of privacy will be caused through the installation of cameras in the proposed locations, or an amended scheme for the relocation of the cameras should be submitted. It is considered that cameras are necessary in this area which are essential to cover this elevation, the site entrance and the car parking area. However, it is not acceptable for this to compromise the existing privacy enjoyed by residents surrounding the application site.

In summary, it is essential that the above matters are addressed in order to gain full support for the security proposals.

Therefore, the information listed above is required before Condition 6 relating to planning appeal APP/B4215/W/17/3169605 can be formally discharged.

Date: 28 September 2017

APPENDIX 2. WASTE / RECYCLING INFORMATION

1.0 Waste Minimisation – Pre Construction Phase

1.1 The contractor will follow the waste minimisation hierarchy. The hierarchy consists of the following elements:

- Avoid
- Reduce Waste
- Reuse Waste
- Recycle Waste
- Dispose of Waste

1.2 This Hierarchy illustrates that the top priority of any waste minimisation strategy must be to avoid the creation of waste altogether. The next priority should be to reduce unnecessary waste; the reuse of any remaining waste can then further limit waste production. Recycling has a lesser priority that reuse, as it often requires an energy input to change the form of the waste. The last resort is dealing with waste disposal.

1.3 During operations on site, the contractor will adopt the waste minimisation hierarchy which will ensure that the amount of waste generated by the building operations will be minimised.

2.0 Site Operations

2.1 A commitment to waste minimisation objectives will be sought from all parties of the construction element of the development. This will include direct labour and subcontractors. The success of the waste minimisation strategy will rely upon its implementation by both the site management and the on- site workers. Accordingly, careful attention will be paid to the following issues and practices:

- Staff training;
- Careful material handling by site staff;
- Segregation of materials on-site for reuse and recycling;
- Material delivery and storage on-site;
- Role of the site manager and other site staff to minimise waste generation on-site. It is recommended that the responsibility for monitoring waste minimisation be designated to an appropriate person/s on-site.
- Avoid over-ordering of materials and arrange material delivery at the stage of construction when needed.

2.2 At an early stage, the site manager will discuss implementation issues of the waste management strategy with the project team to ensure, for example, the adequate provision for loading and unloading areas, storage areas and supporting infrastructure during the construction period. This infrastructure will be located in an appropriate position, with adequate space and access to facilitate waste minimisation.

3.0 **Post Construction**

3.1 Waste will be stored in the waste collection area on site and collected via a commercial refuse collection service, so not requiring full access by waste vehicles. This will include a collection for:

Our intended operation to dispose of waste is to instruct a local 'Waste management' company to pick up mainly cardboard and plastic packaging waste once a week. We are to implement a system whereby all the cardboard is 'flattened' and stored in the store area and the rear door opened to allow waste to be loaded on a medium sized panel van.

Source: Compass Architectural + Consultants

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: 115096/FO/2017
Date Submitted: 31/01/2017

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V = 990	V / 1100 = 0.9	2
Pulpable Recycling	V = N x 55	V = 495	V / 1100 = 0.45	1
Mixed Recycling	V = N x 55	V = 495	V / 1100 = 0.45	1
Food Waste	V = N x 5	V = 45	V / 240 = 0.1875	1

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

General Waste -
Pulpable Recycling -
Mixed Recycling -
Food Waste -
Industrial Waste -

Has / will a contract be obtained with a licenced waste carrier?	☐

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

SEE ATTACHED PLANS

Are all bins in the store accessible?	☑
Are recycling facilities as easy to access as general refuse?	☑
Has consideration been given to ventilation and hygiene?	☑

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

RESIDENTS

Please ensure that you have attached:

Detailed plans of waste stores	☑
Location plans showing stores	☑
Location plans showing the proposed collection point and the route the collection vehicle will take	☑

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments