



Re: 142671/FO/2025 | Change of use of a gym (Class E) to create 3 no. residential apartments. | 136 St Werburgh's Road Manchester M21 8UQ

From [REDACTED]
Date Fri 04/07/2025 10:27
To Holly Wright [REDACTED]

Hi Holly

If the applicant looks at the Waste Proforma in our guidance, they will see that 140L bins should be provided for general waste, but 240L bins should be provided for Mixed recycling and pulvable waste.

Although 240L green bins are recommended, as this development is for 3 flats, and the outdoor amenity space is limited, I feel one each may be excessive, but if they would like to provide that, it is fine. Each flat will need a food caddy.

[Waste management strategy and proforma | Manchester City Council](#)

Kind regards

[REDACTED]
Environmental Protection Section
Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

[REDACTED]
Web: www.manchester.gov.uk

I work Thursdays, Fridays and alternate Wednesdays.

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From: Holly Wright [REDACTED]
Sent: Friday, July 4, 2025 09:02
To: [REDACTED]
Subject: Re: 142671/FO/2025 | Change of use of a gym (Class E) to create 3 no. residential apartments. | 136 St Werburgh's Road Manchester M21 8UQ

Hi [REDACTED],

In regard to the waste storage and management provisions at the site, the applicant has confirmed the following:

"The revised drawing has been updated to indicate 3 Blue bins (paper) 3 Green bins (garden / Food), 3 Brown bins (glass and tin cans), 3 Grey bins (general non-recyclable waste) all of which are noted as 140 Litre in size."

See also the updated site plan attached.

Please can you advise as to whether these arrangements are acceptable?

Thanks in advance,

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

[REDACTED]
[REDACTED]
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Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Please note: Mondays are a non-working day for me, I will respond to your email upon my return.

The advice in this email is given in good faith and on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.

From: [REDACTED]
Sent: 27 June 2025 11:17
To: Holly Wright [REDACTED]
Subject: 142671/FO/2025 | Change of use of a gym (Class E) to create 3 no. residential apartments. | 136 St Werburgh's Road Manchester M21 8UQ

Hi Holly

I have looked at the above planning application and recommend the following conditions be added:-

Noise(Residential sound insulation)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from St Werburgh's Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as [premises/site]. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

Waste*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

*The Waste Proforma states that there will be 1 of each type of bin, but the plan shows 9 bins for the property, I need further clarification from the applicant as to total number bins for the development as the drawing and the proforma do not correlate.

Air Quality 2* (evc)

a) Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

*The drawing and the design and access statement to not correlate. The drawing shows three parking spaces, and the D&A says there will be four plus a disabled spece. The developer should refer to [MCC's AQ Guidance Note](#) for EV charge point recommendations.

Kind regards

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