

---

**142755/FO/2025 | Former Barclays Bank 537 Stockport Road**

---

From [REDACTED]  
Date Thu 22.5.25 11:21 AM  
To Sue Wills [REDACTED]

Hi Sue,

With respect to the above application, we would recommend the following conditions:

**REF\***

- 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.
- 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 application form states "Same as existing" and the submitted 'Proposed Waste Management Plan' (Drawing No. 899-PL-110) shows an area marked as 'bins'. Further details are required of the proposed waste & recycling arrangements under a commercial contract.*

**LIGHT1** (if external lighting is proposed)

- a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.
- b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

**HOURS1**

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

08:00-23:59

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

**HOURS2**

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

## NOISE\*

Prior to commencement of the use hereby approved a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential properties.

*\*The measures set out in the submitted Archo Consulting Ltd Noise Assessment Addendum, Reference: PR2001\_192\_FINAL, Date: 16/04/2025, would satisfy this condition if implemented.*

### NSE6 (External plant if proposed)

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Regards,

[Redacted]

[Redacted]

Environmental Protection Officer  
Environmental Protection  
Environmental Health  
The Neighbourhoods Directorate  
Manchester City Council

[Redacted]

Website: [www.manchester.gov.uk](http://www.manchester.gov.uk)

**For latest news and updates follow us on X [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)**

\*\*\*\*\*

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [dpo@manchester.gov.uk](mailto:dpo@manchester.gov.uk), and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: [www.manchester.gov.uk/emaildisclaimer](http://www.manchester.gov.uk/emaildisclaimer).

Your personal data is very important to us. Please refer to our privacy notice at: [www.manchester.gov.uk/privacy](http://www.manchester.gov.uk/privacy) for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

\*\*\*\*\*