



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141906/FO/2025

DATE REGISTERED VALID: 31 January 2025

PROPOSAL: Erection of first floor side and rear extensions, alterations to the roof including raising its height, together with elevational alterations in association with the change of use from shop and takeaway to offices at ground floor and formation of first floor and enlarged roof space as 2 no. apartments with associated cycle and bin stores

ADDRESS: 1110 - 1112 Rochdale Road, Manchester, M9 6FQ

WARD(S): Charlestown Ward

APPLICANT: Mr John Kenyon

AGENT (IF ANY): Mr Dave Trudgeon, Conway Architectural Design

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 26 March 2025

APPLICATION DETAILS

Type of application:	Full Application Consent
Development type:	Minor Office
Date of site visit:	06 February 2025
Standard consultations:	Printed: 4 February 2025 Expired: 25 February 2025
Neighbour notifications:	Printed: 4 February 2025 Expired: 25 February 2025
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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal related to an existing commercial premises on Rochdale Road. The existing building is an empty/derelict building which has many uses over the past 20 years, most recently part of it was a small Londis store and offices to the single storey flat roof element to the side.

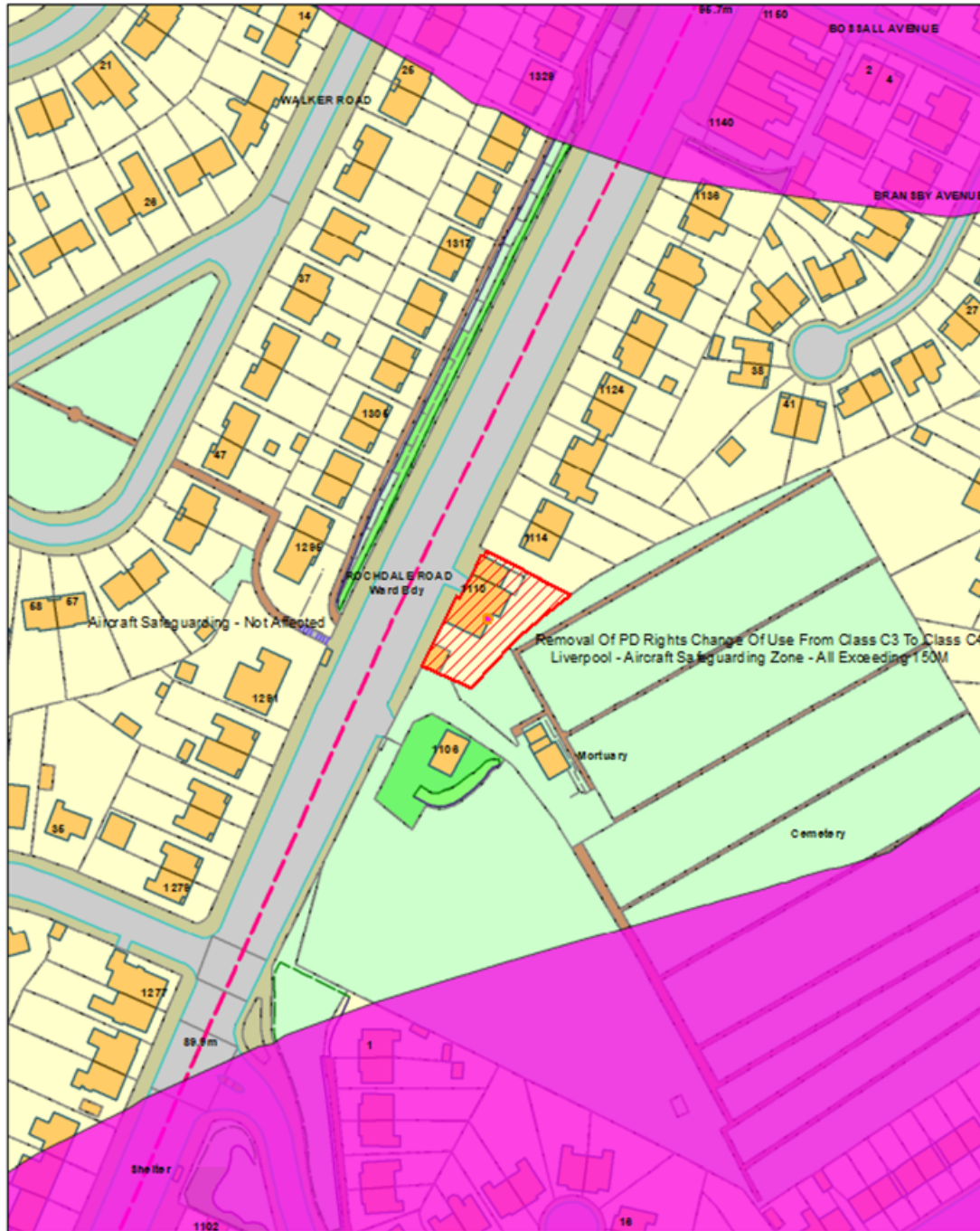
The property features a two-storey element with hipped roof, a single storey element with a sloping roof from the main building and a further flat roof single storey element. There is an existing yard space to the side and rear with access through a gate from Rochdale Road.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Charlestown ward of Manchester. Blackley Jewish Cemetery is directly adjacent to the rear.



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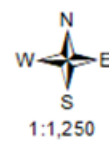


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of first floor side and rear extensions, alterations to the roof including raising its height, together with elevational alterations in association with the change of use from shop and takeaway to offices at ground floor and formation of first floor and enlarged roof space as 2 no. apartments with associated cycle and bin stores

The ground floor element will be offices, all with their own dedicated entrances. First floor and loft space are to be used as flats, left hand side is a 1-bedroom flat, and the right-hand flat is to be a 2-bedroom flat. To the side of the building is to be a small parking area. The rear is to be a secure bin store and cycle store. The upper level to the rear directly behind the flats are to be garden space for each flat. The current upper area is a mixture of broken bricks, soil and weeds. The new rear garden will be a mix of borders with shrubs and plants, grass and permeable hardstanding.

The footprint area of the building slightly reduces where the existing side office reduces in size.

The proposed layout and appearance are to be a symmetrical appearance to the front with access to both offices and central access door central to access the flats upstairs. The right-hand flat roof office space is already in-situ, but the flat roof and pitched roof are to be removed for safety reasons.

The building will have a new pitched roof over the full 2 storey area which will raise the overall roof height by 1 metre. The roof will be hipped and have a flat portion.

The lower level to the side and rear will be permeable tarmac. The upper rear gardens will be a mix of planting in borders, grass and permeable tarmac or bound resin.

The whole building is to have a rustic brick finish. Heads of doors and windows to have stone features. Pitched roof is to have grey tiles. Parapet roof is to have a stone capping. Windows and doors are to be dark grey, along with black soffits and fasciae.



Figure 3. 3D mock up

PLANNING HISTORY

069695/FU/2003/N1

Description: Change of use of ground floor shop (Class A1) to hot food take-away (Class A3)

Decision: Refused 03/12/2003

024341

Description: Excavation of embankment, extension of service yard and use of part for open storage

Decision: Approved 28/06/1985

020950

Description: Alterations to front elevation of premises

Decision: Approved 14/03/1984

F01838

Description: 2-storey extension at rear of plumbing contractors' offices and storage premises to form conference room and additional office.

Decision: Approved 10/01/1975

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

CONSULTATIONS

MANCHESTER CITY COUNCIL HIGHWAYS SERVICES

Manchester City Council Highways Service were consulted on this application and requested further information:

- Swept path analysis demonstrating access, manoeuvrability and egress from the parking spaces are requested.
- Confirmation requested on whether cycle parking is allocated to residents or office use.

MANCHESTER CITY COUNCIL ENVIRONMENTAL HEALTH

Manchester City Council Environmental Health were consulted on this application and recommended several conditions related to opening hours, noise, waste and air quality.

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

Following the Highways consult the applicant re-assessed the onsite car parking.

UPDATED PROPOSED DEVELOPMENT.

The layout has been slightly altered and the internal car parking removed due to limited space to manoeuvre / access & egress. The proposals are now for a car-free development. Additional cycle parking has been provided, and the provision now equates to 1 space per unit (5 spaces).

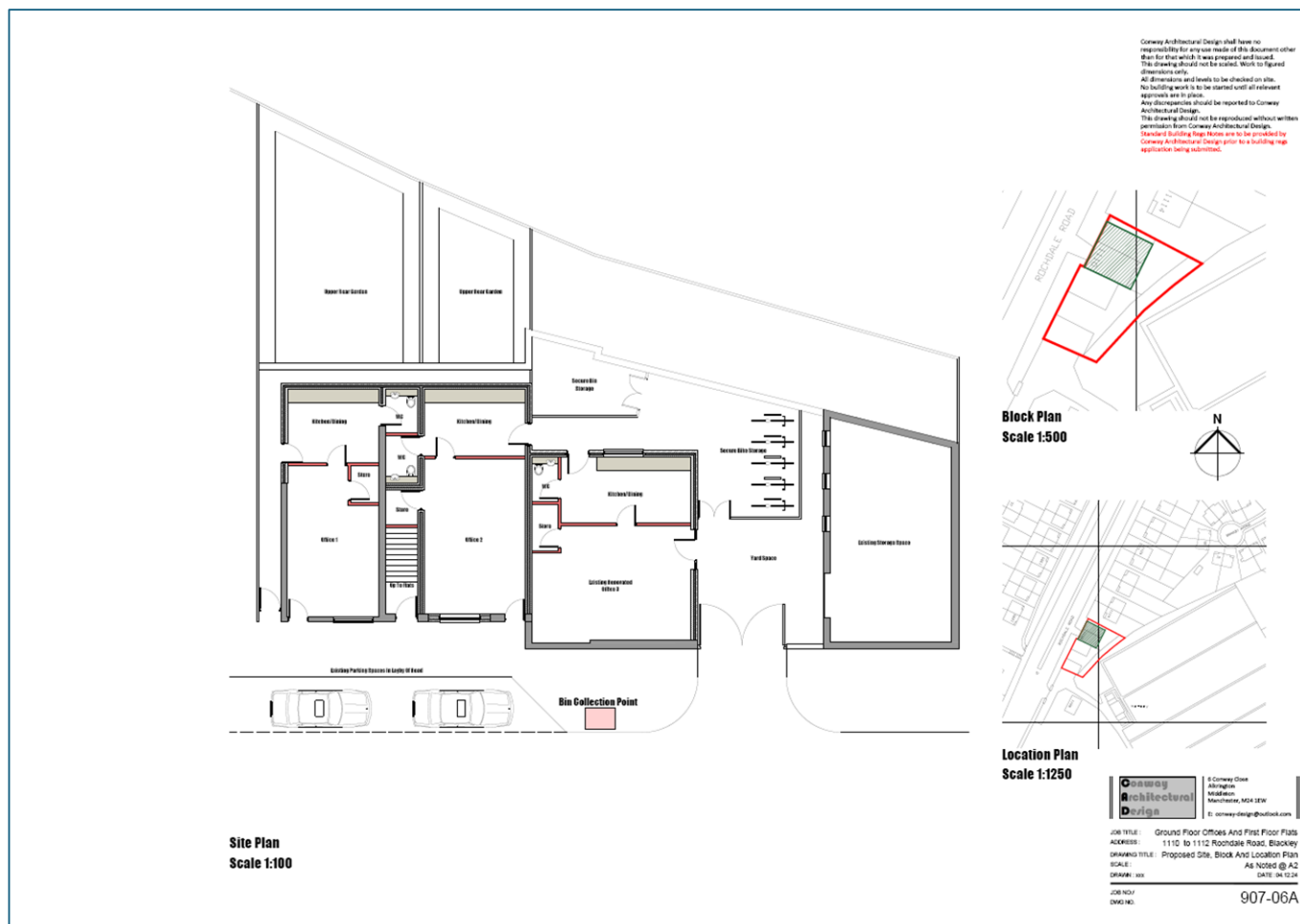


Figure 4. Updated site plan

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Due to Highways impacts of the updated scheme, we reconsulted the following

CONSULTATIONS

MANCHESTER CITY COUNCIL HIGHWAYS SERVICES

Highways were accepting in principle of the updated layout.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester

- EC 2 – Existing Employment Space
 - EC 4 – North Manchester
- Objective 3 - Housing
 - H 1 – Overall Housing Provision (Partially replaced by PfE Policy JP-H 1)
 - H 3 – North Manchester
- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC5 - Flat conversions
 - DC7 - New housing development
 - DC26 - Development and Noise
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat6: Northern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - JP-J3: Office Development
 - Places for Homes
 - JP-H1: Scale, Distribution and Phasing of New Housing Development
 - JP-H2: Affordability of New Housing
 - JP-H3: Type, Size and Design of New Housing
 - JP-H4: Density of New Housing
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places

PRINCIPLE

The principle of renovating a derelict property to bring new good quality housing and office space is accepted if the impacts to residential and visual amenity are minimal.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The proposal includes the addition of 2no. 1bed residential flats to first floor. Flat no1 (left) measures approx. 50sqm and Flat 2 (right) also includes floor space in the new loft space and measures approx. 47sqm at first floor and 34sqm at loft floor for 81sqm in total.

The space standards set the minimum gross floor area of a 1bed 2 person flat at 50 sqm which means Flat 1 meets the 2person standard.

The space standards set the minimum gross floor area of a 2bed 4 person flat over two floors as at 79sqm and Flat 2 meets the standard.

The office space is an acceptable use within the residential area and, given the history of the property as a local shop, the expectation of comings and goings would be similar. Opening hours of the Office space have been limited to 0900-1700 Monday to Friday as stated on the application form with no weekend hours. This will further ensure impacts to amenity are minimised.

The extra massing at the property is acceptable and is appropriate for the surroundings forming the look of a semidetached dwellinghouse. The materials used match the existing brick and tile in similar premises and the design minimises the existing style of the area.

Due to its location the impacts to massing on neighbours is minimal. The closest residential neighbours (1114) sit above the property on a hill, there is no further encroachment towards the boundary. The new massing sits on the side adjacent to the entrance of the Cemetery and due to the topography has minimal impact.

The proposal would be able to be seen from the cemetery however given the topography and boundary treatments (large wall) the added massing wouldn't significantly impact the cemetery site.

The siting, layout, form, massing, materials and detail are acceptable.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The proposal can be seen from the street however its size, massing and materials minimise any harm to the street scene.

The proposed development won't significantly change the area's character, with a similar design and material use, so its appearance is acceptable.

The proposal is similar in size, scale, design and materiality to others nearby, notably the direct residential neighbours. Therefore, it can fit on the property site and won't disrupt the area's existing features.

In general, the proposed development has little impact on the surrounding areas.

EFFECTS ON AMENITY, INCLUDING PRIVACY, LIGHT, NOISE, VIBRATION, AIR QUALITY, ODOURS, LITTER, VERMIN, BIRDS, ROAD SAFETY AND TRAFFIC GENERATION.

PRIVACY

The proposal includes adding glazing to the front, side and rear of the property. It doesn't unduly affect privacy because there are other windows to these elevations. Due to the topography of the site and relationship to local properties the impact to privacy is minimal.

LIGHT

Due to the topography of the site the added massing to the development would have minimal effect on local light to neighbours and is acceptable.

NOISE

The noise output is not expected to be any more than what would be expected from a residential and office space and the impact to residents (especially given the separation distances) is expected to be minimal.

To safeguard the noise amenity of local neighbours and future occupiers of the scheme, several conditions have been attached to the decision including a scheme to limit breakout noise, a scheme for insulation against road noise and a scheme for any external plant (including HVAC) at the property.

Pending the discharge of these conditions the scheme is not considered to be harmful to local noise amenity.

AIR QUALITY

The impact to air quality is not expected to be any more than what would be expected from a residential and office space and the impact to residents (especially given the separation distances) is expected to be minimal.

To ensure that effects to local air quality is minimised several conditions have been attached to the decision including the requirement for an air quality exposure assessment and boiler emissions scheme.

Pending the discharge of these conditions the scheme is not considered to be harmful to local Air Quality.

ROAD SAFETY AND TRAFFIC GENERATION

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected. Regular bus services are routed along Rochdale Road for sustainable transport.

ACCESSIBILITY

The proposal does not create issues with accessibility in the location.

COMMUNITY SAFETY AND CRIME PREVENTION.

The access to both dwellings is on the principal elevation at ground floor level giving a good level of natural surveillance to occupiers. The yard space and bin store are secured with gates.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

Both flats meet the nationally described space standards(set out above)

The proposal introduces a private rear garden for each of the 2no proposed flats for private external amenity space. Flat 1 (left) features a 72.6sqm space and Flat 2 (right) features a 35.2sqm space.

Together these provide a good balance of external and internal amenity space.

REFUSE STORAGE AND COLLECTION.

The applicant has provided a waste management strategy for both commercial and residential properties.

A refuse storage area is noted within the site. The applicant will need to show how the two are separated and made secure from one another (so commercial uses can't fill the residential containers and vice versa).

This is appropriate in ensuring no obstruction on the adjacent highway and a collection point noted on Rochdale Road which is acceptable.

Bins should not be left on the adopted highway and utilise the secured bin stores as denoted on the plans.

VEHICULAR ACCESS AND CAR PARKING

The proposals are for a car-free development. It is noted that unrestricted parking spaces are in place adjacent to the site. It is noted that additional cycle parking has been provided, and the provision equates to 1 space per unit (5 spaces). Each office will have a cycle parking space, and the apartments will have one space per dwelling.

Highways accepted the car free development and given that the site sits on Rochdale Road which is well served by local bus routes the on-street parking provision is acceptable.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The proposal is exempt from biodiversity net gain rules under the de minimis exemption.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The proposal introduces a private rear garden for each of the 2no proposed flats featuring grey bound resin patio area, grassed lawn and ornamental shrubs. The gardens are to be bounded by 2000mm high post and panel fencing for privacy. The proposed private green space is acceptable.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 policies 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.

CONCLUSION

The proposed development at 1110-1112 Rochdale Road involves the renovation and extension of a derelict property to create office space on the ground floor and two residential flats on the upper floors. The project includes significant improvements to the building's structure and appearance, ensuring it blends well with the surrounding area. The development is designed to be car-free, promoting sustainable transport options, and includes provisions for cycle parking and private garden spaces for the flats. The proposal has been carefully assessed for its impact on local amenities, privacy, light, noise, and air quality, with appropriate conditions attached to mitigate any potential issues. Overall, the development is considered to be a positive addition to the area, providing much-needed housing and office space while enhancing the local environment. The recommendation is to approve the application.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | |
|----------------------------|-------------|------------------|
| a. Application Form | 15 Jan 2025 | APPLICATION FORM |
| b. Drawing - Location Plan | 15 Jan 2025 | |

c.	Drawing - Site Plan	15 Jan 2025	907-01	
d.	Drawing - Existing	15 Jan 2025	907-02	FLOOR PLAN
e.	Drawing - Existing	15 Jan 2025	907-03	FLOOR PLAN
f.	Drawing - Existing	15 Jan 2025	907-05	ELEVATION
g.	Drawing - Site Plan	15 Jan 2025	907-06	LOCATION PLAN/SITE PLAN
h.	Drawing - Proposed	15 Jan 2025	907-07A	FLOOR PLAN
i.	Drawing - Proposed	15 Jan 2025	907-08B	FLOOR PLAN
j.	Drawing - Proposed	15 Jan 2025	907-09	FLOOR PLAN
k.	Drawing - Proposed	15 Jan 2025	907-10	ROOF PLAN
l.	Drawing - Proposed	15 Jan 2025	907-11	ELEVATION
m.	Drawing - Proposed	15 Jan 2025	907-12	UPPER GARDENS SERVING FLAT
n.	Drawing - Existing	15 Jan 2025		ROOF PLAN - EXISTING
o.	Design & Access Statement	15 Jan 2025		DESIGN AND ACCESS STATEMENT
p.	Waste Management	15 Jan 2025		

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. CLASS E(C) USE

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 ground floor of the premises shall be used for any other purpose (including any other purpose in Class E(c) 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 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than for the operation of the authorised units for the purposes of: financial services, professional services (other than health or medical services) or any other services which it is appropriate to provide in a commercial, business or service locality.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

5. CLASS E(C) OPENING HOURS

The ground floor Commercial, Business and Service use (Class E(c)) unit shall not be open outside the following hours:

- a. Monday to Saturday: 0900-1700
- b. Sundays and Bank Holidays: Closed.

Reason - In interests of residential amenity to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6. CLASS E(C) SERVICING HOURS

Deliveries, servicing and collections, including waste collections relating to the authorised ground floor Class E (c) use shall not take place outside the following hours:

- a. Monday to Saturday: 7:30 am to 8:00 pm

- b. No deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7. CLASS C3(A) USE

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the first floor of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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. BREAKOUT FROM GROUND FLOOR COMMERCIAL TO PROPOSED UPPER FLOOR RESIDENTIAL

- a. The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been 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.
- b. Prior to occupation of the development a verification report will 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 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies EN1, SP1 and DM1 of the Core Strategy.

9. RESIDENTIAL SOUND INSULATION AND OVERHEATING

- a. Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Rochdale Road, surrounding roads and streets and the M60 Motorway 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.
 - i. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.
 - ii. 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:

1. Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
2. Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
3. 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 report shall be detailed along with any measures required 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 and to reduce the potential for overheating pursuant to policies EN1, SP1 and DM1 of the Core Strategy.

10. EXTERNAL PLANT/EQUIPMENT/SERVICING

- 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. This should include:
 - i. any plant associated with air handling or mechanical ventilation for the office and residential accommodation and any building louvres for air intake / extract
- b. Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies EN1, SP1 and DM1 of the Core Strategy.

11. AQ EXPOSURE ASSESSMENT

- a. Prior to commencement of the development, an air quality exposure assessment together with any mitigation measures to safeguard local air quality 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.

13. WASTE MANAGEMENT

- 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.
 - i. The commercial and residential refuse stores will need to be separated and made secure from one another.
- 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 pursuant to policies EN1, SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

Central And North Manchester Synagogue Jewish Cemetery, Rochdale Road, Manchester, M9 5RJ

1106 Rochdale Road, Manchester, M9 6FQ

1114 Rochdale Road, Manchester, M9 6FQ

1297 Rochdale Road, Manchester, M9 6FG

1116 Rochdale Road, Manchester, M9 6FQ

1295 Rochdale Road, Manchester, M9 6FG

1299 Rochdale Road, Manchester, M9 6FG

1301 Rochdale Road, Manchester, M9 6FG

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH AREA