MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141841/FO/2025
Date registered valid:	22 January 2025
Proposal:	Change of use of first floor to a Snooker hall and snack bar.
Address:	863 - 871 Stockport Road, Manchester, M19 3PW
Ward(s):	Levenshulme Ward
Applicant:	Mr Ary Hasan Mohammed
Agent (if any):	Mrs Dawn Winterbottom, Plans Drawn
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 19 March 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 18 March 2025

Standard consultations:
Printed: 3 February 2025 Expired: 24 February 2025

Neighbour notifications
Printed: 3 February 2025 Expired: 24 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This planning application relates to a two storey building with a flat roof concealed by a parapet. It is situated on the eastern side of Stockport Road and within Levenshulme District Centre. To the rear the building incorporates a single storey rear extension within an enclosed yard area accessed via Bankley Street. The ground floor operates as an authorised restaurant (Class E) and the first floor snooker hall use (as applied for) is also in operation.

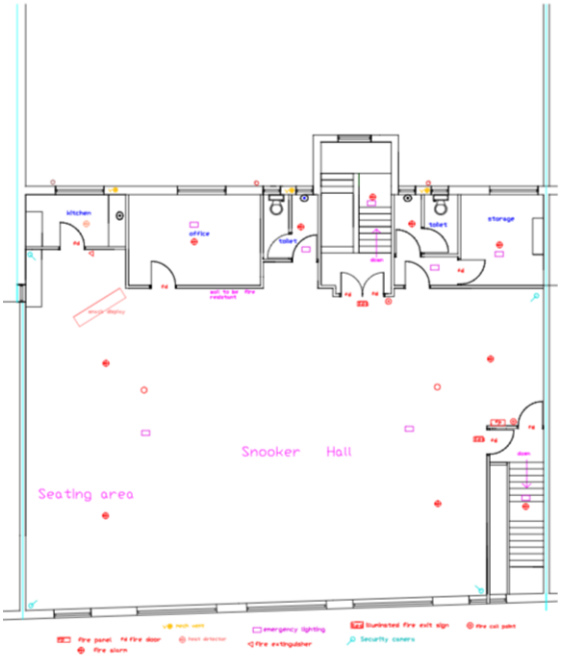


Fig.1 -Views to the front and rear of 863 - 871 Stockport Road
(Stockport Road and Bankley Street)

Description of development

The snooker has been formed at first floor level and comprises an open internal space to facilitate the setting out of snooker tables seating area and serving area related to the ancillary café. Food preparation is undertaken in a small kitchen The first floor incorporates an office, WCs and a storage area. The first floor is accessed and egressed form a separate entrance in the ground floor elevation to Stockport Road (and via a staircase). A separate staircase provides access to bin storage in external brick wall enclosed rear yard. No elevational alterations are proposed. The following opening hours have been indicated:

Monday to Saturday: 1000 to 2200
Sunday and Bank Holidays: 1000 to 1800



PROPOSED FIRST FLOOR LAYOUT 1:100



PROPOSED FRONT VIEW LAYOUT 1:100

Site history

i. 134486/FO/2022 - Approved - 15.03.2024
863-871 Stockport Road, Manchester, M19 3PW
Partial retention of ground floor restaurant and alteration to existing shopfront and rear elevations in association with ground floor sub-division to form a retail shop (Class E)

ii. 118556/AO/2017 - Approved - 14.02.2018
863-871 Stockport Road, Manchester, M19 3PW
Retrospective application for the installation of internally illuminated fascia sign to replace existing

iii. 118821/JO/2018 - Approved - 04.05.2018
863 - 871 Stockport Road, Manchester, M19 3PW
Variation of conditions No 2 and 3 of planning permission 112528/FO/2016/N2 to allow the entire ground floor to be used as a restaurant (Class A3) with associated internal alterations and installation of new shopfront

iv. 119922/JO/2018 - Withdrawn - 19.09.2018

863-871 Stockport Road, Manchester, M19 3PW
Variation of condition no.6 of planning permission reference 112528/FO/2016/N2 to allow revised hours of opening of 9.00am to 1.00am, Sunday to Thursday and 9.00am to 2.00am on Saturday and Sunday

v. 119735/AO/2018 - Approved - 29.06.2018
863-871 Stockport Road, Manchester, M19 3PW
Retrospective installation of non-illuminated front fascia sign

vi. 112528/FO/2016/N2 - Approved - 10.02.2017
863-871 Stockport Road, Levenshulme, Manchester, M19 3PW
Change of use of ground floor to two units, comprising one restaurant and one cafe (Class A3) with 3 apartments above and single storey rear extension and associated elevational alterations

vii. 097381/FO/2011/N2 - Approved - 03.01.2012
861 Stockport Road, Levenshulme, Manchester, M19 3PW
Conversion of former public house to form six apartments with associated use of part of ground floor to retail units (Class A1).

viii. 049802/FU/CENTL3/96 - Approved - 11.07.1996
863-871, Stockport Road, Levenshulme
Change of use of retail premises to a restaurant (A3 use)

ix. 053143/FU/CENTL2/97 - Approved - 15.01.1998
863/871, Stockport Road, Levenshulme
Change of use of vacant first floor to a restaurant

x. 032535 - Approved - 27.10.1988
First Floor, 863-871, Stockport Road, Levenshulme
Change of use from offices to pool hall

xi. 057594/FO/NORTH2/99 - Approved - 08.11.1999
863/871, Stockport Road, Levenshulme
Change of use of shop to form a Public House with new front elevation and entrance onto Stockport Road, creation of beer garden at rear, with external alterations to rear including enclosed staircase and service lift.

xii. 051870/FU/CENTL2/97 - Approved - 12.05.1997
Unit 1, 863-871, Stockport Road, Levenshulme,
Change of use from a clothes shop to a betting shop

Consultations & Notification Responses

Local residents and businesses – One email of concern has been received regarding the potential traffic generated by the uses. The resulting increased demand for on-street car parking may impact on the availability of spaces for customers of neighbouring businesses.

Highway Services – The following comments have been received:
i. The related traffic generation would not have a significant impact on the operation of the adjacent highway.
ii. The site is in a sustainable location with access to bus services and railway services within walking distance of the site. In these circumstances the absence of on-site car parking would be acceptable (although it is acknowledged that any additional parking generated by the development would need accommodated on-street / public car parking area).

iii. The provision of secure cycle storage is recommended.
iv. Waste management and collection point details are acceptable.
v. Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements should be agreed by the Council as local highways authority.

Environmental Health – The following comments have been received:

i. A condition relating the development to the indicated opening hours is requested.
ii. Deliveries, servicing and collections, including waste collections should be conditioned and not take place outside the hours of: 07:30 to 20:00, Monday to Saturday with no deliveries / waste collections on Sundays / Bank Holidays.
iii. A condition been requested relating the development to comprehensive waste and recycling scheme.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:
i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
iii. The environmental role should protect and enhance the natural, built and historic environment.
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. The following aspects of the Framework are relevant.

i. Section 7 Ensuring the vitality of town centres - Paragraph 90 states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. The development that the development has introduced a recreational use that is acceptable and appropriate within a district centre. Section 7 is thereby accorded with.

ii. Section 8: Promoting healthy and safe communities – Paragraph 96 states that Planning decisions should aim to achieve healthy, inclusive and safe places. The development would maintain the active use of the application property and contribute to the delivery local retail provision, which would be accessible via sustainable transportation modes. Section 8 is thereby accorded with.

iii. Section 9: Promoting sustainable transport – Paragraph 115 states that in assessing planning, it should be ensured that:
a) Sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
b) Safe and suitable access to the site can be achieved for all users.

It is not considered that the development has significantly affected the operation of the site with regard to traffic generation and any impact would be offset by its sustainable location. The undertaking of servicing and deliveries would also be periodic and capable of being accommodated in the highways network. The proposed development thereby positively responds to section 9.

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. Health and well-being;
iii. Noise.

Necessary local consultation has been undertaken. It is considered that the development accords with the above guidance as any harmful impact is capable of being managed through the operational conditions set out below.

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024 and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and are positively responded to for the reasons set out in this report:

JP-P4 - New Retail and Leisure uses in Town Centres.
JP-P6 - Health
JP-S1 - Sustainable development

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 - 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 and services, education, whilst reducing the need to travel and maximising benefits of sustainable transport provision.

The development accords with policy SP1 due to its contribution to the retail / commercial offer within Levenshulme District Centre and through the continued of an existing building. The development thereby contributes to the sustainability of both the district centre and positively responds the delivery retail services that can be accessed by local community.

Policy C 1 Centre Hierarchy - States that district centres, such as Levenshulme, have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. It is considered that the development responds positively to the established character of the district centre and its recreational offer. In so doing, it supports its vitality and viability and accord with policy C1.

Policy C2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, commercial and recreational uses. It is considered that the development accords with the objectives of policy C2.

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.

The site has the capacity the deliver appropriate arrangements for the storage of segregated waste and recycling within the rear yard thereby according with policy EN19.

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.

Policy T2 (Accessible areas of opportunity and need) - Discusses the relationship of development to transportation routes and the utilisation of sustainable transport modes. It states, amongst other things, that the Council will take account of the circumstances of each proposal to establish what level of parking is appropriate and whether proposals are likely to be access or transport issues.

The application site is located on a radial within access to the public transport links (bus and rail) and cycle routes. The application site in district centre and represents a sustainable location likely to be accessed on foot and other sustainable transport modes.The development would be supported with staff cycle storage via condition. Policies T1 and T2 would thereby be accorded with in terms its accessibility via multiple transportation modes and the potential for the site to be accessed without the use of cars.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:
- Appropriate siting, layout, scale, form, massing, materials and detail;

- Impact on the surrounding area;
- Effects on amenity;
- The accessibility of the building and neighbourhood, in relation to inclusive access and sustainable transport modes.
- Community safety and crime prevention;
- Design for health;
- Refuse storage and collection.

The development would be contained within the existing building without additional built form. The proposal would be appropriately related to Levenshulme District Centre, in terms of its use and related activity. Operational conditions would secure the appropriate future management of the development and provide safeguards to local amenity. Security measures can be incorporated into the implemented development. The development thereby accords with policy DM1.

Unitary Development Plan (UDP) saved policies -The following saved policies are also considered to be relevant:

Policy E3.3 (Upgrade the appearance of radial and orbital routes) - This policy (E3.3) is relevant given the views of the site from Stockport Road, which is a major radial route to the City Centre. The development has not resulted in external alterations apart from the installation of advertisement, which have been introduced without the appropriate advertisement consent.

Policy DC26 (Development and Noise) - Is relevant to the proposed development due to its potential to generate noise and disturbance through the operation of the proposed use and any external associated equipment. The following aspects of this policy (DC26) are considered to be relevant to the proposed development.

Policy DC26.1 - Has been related to the proposal potential contribution to the local noise environment, in relation to the operation of associated external equipment and the additional activity that may be generated by customers and traffic movements and the undertaking of servicing and deliveries.

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 noise and activity are characteristics of a district centre location. Noise issues are capable of being addressed through the included acoustic attenuation conditions. Compliance with policy DC26 can be achieved subject to the implementation of appropriate and agreed details.

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. In this case, 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 acceptable and therefore determined within a timely manner.

Principle of the development - The development would deliver a recreational use that would be expected to be found within a district centre with a diverse retail and commercial offer. The application indicates that the first floor was formerly used for storage purposes and it is not apparent that the apartments authorised by planning permission Ref: 112528/FO/2016/N2 was

implemented. On this basis the development has not resulted in the loss of residential accommodation. Impacts on residential amenity are capable of being addressed by the included operational conditions. The development also provides small scale employment opportunities and a contribution to the local economy. On this basis, the principle of the development would be acceptable.

Management of the future use of the premises – A condition application relating the use of the first floor to the operation of a snooker hall with ancillary café (Class E(f) without sub-division or separation) and for not other purposes. This condition will secure the appropriate operation of the application property.

Residential amenity – It is understood that neighbouring uses to the south of the site have upper floor residential uses or the capability to accommodate such uses. Any potential residential use to No 861 (to the north) is separated from the application site by access to a related service yard. Potential harm to residential amenity would be managed through the included operational conditions, including measures to secure noise attenuation. It is considered that the characteristics of the development and relationship to residential uses would be appropriate within the context of Levenshulme District Centre.

Crime and Disorder - It is not considered that the development would significantly affect the existing circumstances regarding on-site security. The application property maintains access to the first floor via a separate entrance from Stockport Road thereby securing necessary natural surveillance. The rear yard is enclosed by fencing, which has been retained. An informative has been included recommending appropriate security measures.

Highway and servicing issues - The application relates to an existing property within district centre. Securing a new use for the property would make a positively contribution to Levenshulme District Centre. The operation of the development will inevitably generate vehicle activity associated with customer visits and deliveries. The existing traffic regulation order (double yellow lines) helps to manage the parking of customers vehicles within the vicinity of the adjacent bus stop. Layby parking is also available on the adjacent section of Stockport Road frontage. On balance, it is not considered that the development would significantly depart from the existing operation of the site.

Cycle parking - A condition has been included to ensure the provision of secure cycle storage in the rear yard area. To maintain the security of the yard area, these cycle spaces would be not intended for use by customers. This provision will encourage the adoption of sustainable transportation modes.

Waste Management - The applicant has indicated the location of bin stores associated with the development. The yard has the capacity to accommodate waste and recycling generated by the snooker hall and ground floor Class E unit. A condition has been included to ensure that details of suitable and separate enclosures for the respective units are provided to facilitate bins of the required capacities for the storage of segregated waste and recycling. The rear yard has the capacity to accommodate the required bin storage. It is thereby considered that the site has the capacity to deliver appropriate waste management.

Opening hours – Have been conditioned as applied for, namely:

Monday to Saturday: 1000 to 2200
Sunday and Bank Holidays: 1000 to 1800

These hours are acceptable in a district centre location.

Servicing hours - A condition has been agreed with the applicant to only allow servicing of the premises within the following hours: 7.30 am to 8.00 pm, Monday to Saturday with no deliveries/waste collections on Sundays/Bank Holidays.

Noise - Notwithstanding the comments of Environmental Health, separate conditions have been included related to the management of noise form the application property and the acoustic attenuation any required external plant and equipment. These conditions were attached to application ref: 134486/FO/2022 (relating to the same property) to safeguard amenity of neighbouring residents.

Fume extrication - A condition has been included to ensure that any requirements for fume and vapour extraction are related scheme to be approved prior to its insulation. This condition is considered to be necessary to safeguard the amenities of the area.

Accessibility – Access the development is located at first floor and accessed by staircase inclusive access cannot be delivered. Given the scale of the development and configuration of the building will not be possible to secure viable improvements to customer access.

Advertisements – As discussed, the development would not result in external alterations apart from the unauthorised installation of advertisements. Issues relating to the display of these conditions will be addressed outside this planning application.

Conclusion - The development would be appropriate and acceptable within the context of Levenshulme District Centre. It would secure a continued and sustainable use for an existing building and would thereby positively contribute to the viability and vitality of the district centre. The recommended operation conditions would ensure the appropriate management of the development and reduce potential harm to the amenities of the area. The development is therefore considered to be acceptable.

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

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 22 January 2025:

Planning application forms
Location plan with a red edge
Proposed first floor layout, proposed front view and proposed rear view Ref: 8R 871A / 02
Proposed first floor layout and proposed front view Ref: 8R 871A / 03
Proposed side view A and B Ref: 8R 871A / 05
proposed block plan Ref: 8R 871A / 06
Existing ground floor layout (including access to the proposed first floor use) Ref: 8R 871A / 10

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.

2) 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 parts of the development shall be used for any other purpose (including any purpose within Class E (d) 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 as a single unit for the provision a snooker hall with ancillary café without sub-division or otherwise separate occupation.

Reason - To safeguard the amenities of the occupiers of occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

3) The premises shall not be open outside the following hours:

Monday to Saturday: 1000 to 2200
Sunday and Bank Holidays: 1000 to 1800.

Reason - In interests of residential amenity and to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

4) No deliveries, servicing and / or collections, including waste collections shall not take place outside the hours of: 7:30 to 20:00, Monday to Saturday with no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity and to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

5) a) Within 3 months of the planning permission hereby granted, a scheme for acoustically insulating first floor against noise transfer to adjoining first floor uses, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Within an agreed timescale, 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 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 SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

6) a) Before its installation, any externally mounted ancillary plant, equipment and servicing required as part of the development shall, prior to its installation, be related to a scheme of acoustic insulation to be submitted to and approved in writing by the City Council as local planning authority. The scheme shall achieve a satisfactory typical background noise level at the nearest noise sensitive location and be implemented prior to the occupation of the development.

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 SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

7) Within 3 months of the date of the planning permission hereby granted, a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority, including details of an agreed contract with a licensed waste removal contractor and detailing the siting, appearance, specification and capacity of bin enclosures to be positioned within the rear yard. The approved scheme shall be fully implemented to an agreed timescale and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

8) Within 3 months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the siting, appearance and specification of secure staff cycle enclosures to be sited within the rear yard. The approved shall be fully implemented before the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to encourage alternatives to private car usage pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

9) The planning permission hereby granted does not confer consent for display of advertisements in association with the authorised snooker hall and ancillary café.

Reason – For the avoidance of doubt and in interests of residential amenity and to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policy JP-P6 of Sustainable Development Joint Development Plan Document - Places for Everyone.

Informative

1) Guidance for developers can be found via the following link:

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

2) The following security measures are recommended:

i. Any new external fittings should meet Secured by Design standards.

ii. Any new glazing in external doors and ground floor / easily accessible windows should include at least one pane of laminated glass to and appropriate security specification.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

950 - 956 Stockport Road, Manchester, M19 3NN
Flat 8, 861B Stockport Road, Manchester, M19 3PW
Flat 7, 861B Stockport Road, Manchester, M19 3PW
Flat 6, 861B Stockport Road, Manchester, M19 3PW
Flat 5, 861B Stockport Road, Manchester, M19 3PW
Flat 4, 861B Stockport Road, Manchester, M19 3PW
Flat 3, 861B Stockport Road, Manchester, M19 3PW
Flat 2, 861B Stockport Road, Manchester, M19 3PW
Flat 1, 861B Stockport Road, Manchester, M19 3PW
861A Stockport Road, Manchester, M19 3PW
861 Stockport Road, Manchester, M19 3PW
Top Flat, 950 - 952 Stockport Road, Manchester, M19 3NN
Ground Floor, Bankley House, Bankley Street, Manchester, M19 3PP
First Floor, Bankley House, 1 Bankley Street, Manchester, M19 3PQ
Flat Above, 954 - 956 Stockport Road, Manchester, M19 3NN
Ground Floor, The Mill, Bankley Street, Manchester, M19 3PP
Second Floor Right, The Mill, Bankley Street, Manchester, M19 3PQ
Third Floor, The Mill, Bankley Street, Manchester, M19 3PQ
Second Floor, The Mill, Bankley Street, Manchester, M19 3PQ

First Floor, The Mill, Bankley Street, Manchester, M19 3PQ
40 Bankley Street, Manchester, M19 3PP
PaddyPower, 958 - 960 Stockport Road, Manchester, M19 3NN
960 Stockport Road, Manchester, M19 3NN
Flat 1, 36 Bankley Street, Manchester, M19 3PP
Flat 2, 36 Bankley Street, Manchester, M19 3PP
958 Stockport Road, Manchester, M19 3NN
Bankley Mill, Bankley Street, Manchester, M19 3PQ
First Floor Flat, 879 Stockport Road, Manchester, M19 3PW
970 Stockport Road, Manchester, M19 3NN
877 Stockport Road, Manchester, M19 3PW
875 Stockport Road, Manchester, M19 3PW
873 Stockport Road, Manchester, M19 3PW
879 Stockport Road, Manchester, M19 3PW
972 Stockport Road, Manchester, M19 3NN
948 Stockport Road, Manchester, M19 3NN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA