Application Number	Date of Appln	Committee Date	Ward
140780/VO/2024	11th Sep 2024	24th Oct 2024	Northenden Ward

Proposal City Council Development - Change use from Adult Education Centre (Class F1 use) to short stay homelessness accommodation (sui generis), together with ancillary office and administrative space.

Location Longmire Centre, 181 Longley Lane, Manchester, M22 4JG

Applicant Mr Nick Riggs , Manchester City Council

Agent

Executive Summary
The application relates to the conversion of a former Adult Education centre to short stay homelessness accommodation (sui generis), together with ancillary office and administrative space. No elevational alterations are proposed, other than the removal of window grilles.
Objections have been received from 2 local residents. The main concerns raised relate to anti-social/criminal behaviour perceived to be generated by prospective residents; the impact to residential amenity of local residents, and the loss of a tree.

Description
The application property is a single storey detached building, formerly in use as an Adult Education Centre. When the Education Centre was vacated the property was empty for some time. In January 2024 the centre was brought back into use as a Refugee Rest Centre by the Homelessness Service. This service has now relocated to an alternative site, and more recently the property has been used by the Homeless Hospital Discharge Accommodation service.

The property is bounded by grassed areas to the front and each the side of the property, with a car park to the rear, via an access from Longley Lane.



Site Location



Western side elevation



Front elevation



Rear elevation

The application site lies in a mixed use area, with a day nursery to the north west, commercial /industrial uses within the Sharston Industrial Estate to the south of Longley Lane, and the reminder of the immediate area being predominantly residential in character, comprising two-storey detached, semi-detached and terraced dwellinghouses.



Planning permission is sought to change the use of the building from an Adult Education Centre (Class F1 use) to short stay homelessness accommodation (sui generis), together with ancillary office and administrative space. It is proposed that 12 people (single adults) would be accommodated each in their own bedroom space with shared kitchen, laundry and bathroom facilities.

The proposed use includes the retention of 15 on-site car parking spaces (including 1 disabled space). In addition, cycle storage is proposed to accommodate 4 bicycles.



The proposed development would comprise temporary accommodation for clients of the Homelessness Service who would be homeless at the point of their discharge from hospital. The site would be managed and operated by the Council's Homelessness Accommodation & Support Service.

It is difficult to confirm a maximum period of occupation for a client of the service, due to consideration of individual client circumstances and the kind of settled accommodation people will be able to move on into, but is expected to be relatively short term.

A management plan has been submitted to support this application, which provides a detailed set of criteria which would be put in place as part of the operation of the facility. This will be referred to within the Issues section of the report and covers the following issues:
- The site would provide accommodation for 12 homeless single people on discharge from hospital treatment, both male and female clients with health and wellbeing support needs. Some clients, where it has been deemed necessary, would be in receipt of a heath care package commissioned by the NHS/adult social care.
- The site would be staffed with Accommodation Support Workers from the Council's Homelessness In-house Temporary Accommodation Service and staffed 24 hours a day, every day. This would include 3 Accommodation Support Workers working on a 24/7 rota, and security staff, all managed by a Team Leader and 2 Homelessness lead officers.
- There is a no visitors policy in place for clients of this service other than by professionals/care providers working with a client. This is to ensure control of who exactly is present in the building and safeguards all. This is in line with all In House Temporary Accommodation sites operated by the Homelessness Service.
- Access in and out of the building will be monitored by on site staff. Residents will be allowed to stay out from their temporary accommodation two nights a week by agreement if they chose to visit friends/family. There will be a 12-midnight curfew in place for the site. This is in line with the operation of all Inhouse temporary accommodation sites.
- Referrals into the service will all come direct from the Homelessness Service Housing Solutions Hospital Discharge Team, with no referrals taken from any other external agency. This ensures that only suitable people will be housed. People placed into the accommodation will be booked in during office hours of 9am and 5pm. Move out will also be co-ordinated to take place during office hours.
- All occupiers will be subject to a license agreement which they will sign up to. There will be a set of house rules which the client signs up to and a condition of on-going accommodation. Any behaviour which is in breach means that the client will need to vacate the premises.
- The contact details for the Team Leader and Team Manager will be made available to local communities and resident group representatives should any queries or concerns need to be raised. The Team Leader will work with local community organisations and performance information for the site will be shared with local Members monthly. Management will liaise with neighbourhood Services, GMP and ASBAT contacts.

- The Management system will enable the reporting of complaints and resolution.

This site will replace the service's temporary use of the former sheltered accommodation site at Elizabeth Yarwood Court, which is a plot forming part of a larger redevelopment project.

Consent is sought for a temporary period of five years, to allow for the 24 self-contained residential units for short stay homelessness accommodation at 69 Dickenson Road in Rusholme Ward to be implemented and be available for occupation. The scheme at 69 Dickenson Road was approved by Planning and Highways Committee on 14th March 2024.

Consultations

Local Residents/Occupiers –2 representations raising objections and concerns in respect of the proposed development have been received and can be summarised as follows:

- Noise and anti-social behaviour normally commencing after midnight up to around 3am on some nights with 2 or 3 people congregating and drinking loudly, smoking, loud music on phones, and loud voices.
- Littering on neighbour's walls.
- Potential misuse of drugs.
- Loss of a large tree which screened the property.
- The location of a large nursery in proximity to the site means that this is not suitable place to put a homeless hostel where some of the inhabitants clearly have no respect for the neighbours.
- The use is already in operation, and a decision has clearly been made. Residents were invited to view the building when the use was just starting and were advised that it was only for disabled people who had recently had operations at hospital and could no longer go back to their homes due to issues with wheelchair access etc, not a homeless hostel.
- The property was repurposed as a refugee centre which caused all sorts of problems, and which still seem to be ongoing even with disabled homeless people, as it open 24 hours a day.
- Loss of property value.

Highway Services –Highways anticipate that the proposed change of use is unlikely to generate any network capacity concerns. The site is well accessed by bus with various services running within walking distance of the site along Longley Lane and Sharston Road.
The existing pedestrian access fronting Longley Lane will be retained as the main pedestrian entrance point. The existing 15 space car park to the rear of the site will be retained. Highways recommend that at least 1no. disabled parking bay is provided. Electric Vehicle charging provision would also be beneficial.
The car park may also benefit from a designated 'Ambulance' parking bay, depending on anticipated usage/demand and subject to swept-path assessment.

The level of parking provision is considered sufficient to meet the needs of the site.

Highways request that the proposals include some secure and sheltered cycle parking provision to cater for staff and any resident cycle parking demand, and that this is conditioned.

Bins will be stored within the site curtilage. No details have been provided regarding refuse servicing arrangements or other deliveries/servicing which may be required on-site.

Due to the location of the site within a residential area with an adjacent Nursery, highways recommend that a brief Construction Management Plan (CMP) is conditioned with any approval.

Environmental Health – recommend a waste management condition is attached to any approval.

Supported Needs Housing Group–Advise that they have approved the SNMG application for Longmire.

Greater Manchester Police– Any comments received will be reported to the committee.

Policy Legislative and Policy Context

The National Planning Policy Framework
This Framework came into effect on 27th March 2012 and was amended and updated in February 2019, in July 2021, and subsequently in December 2023. It represents key up to date national policy and is an important material consideration in determining the current application.

A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. 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 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.

Section 8 'Promoting Healthy and Safe Communities' states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, be safe and accessible and enable and support

healthy lifestyles.

Section 9 ‘Promoting Sustainable Transport’ states that ‘significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health’ Applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use
15 parking spaces (1 for disabled users) would be retained on site and cycle storage facilities are proposed within the development which would be available for use by the staff and residents.
The development would incorporate sustainable transportation options and chapter 9 would be positively responded to.

Section 11 ‘Making effective use of land’ states that ‘planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’ Decisions should support development that makes efficient use of land
Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

The existing building is to be retained, and this matter is considered further elsewhere in this report. Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Places for Everyone
The Places for Everyone Plan is a joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester and was adopted on 21st of March 2024. The Places for Everyone Plan is a key document that updates and, in some cases, supersedes policies listed within the Core Strategy that are designed to ensure all development within Greater Manchester achieves the best possible outcomes for the area. The relevant policies are as follows:

JP-S2: Carbon and Energy – The development would involve the re-use of an existing building ensuring that there would be minimal energy usage in the delivery of the proposal.
JP-S5: Flood Risk and the Water Environment – There would be no increase of hard standing on site and thus no change in the drainage of the site.

JP-J2: Employment Sites and Premises – The development will see the loss of an education use. In this instance, it is considered that the site offers greater benefits to the overall objectives of the development plan through the provision of accommodation for homeless people. Further consideration is given in the report below.
JP-P1: Sustainable Places – The proposal would occupy an existing building. The development would respond to the needs of Manchester's community.
JP-P6: Health – The proposal would assist in giving residents independent living skills important to maintain good physical and mental health.
JP-C1: An Integrated Network – This is a highly sustainable location and is well connected to public transport, jobs, and recreation.
JP-C6: Walking and Cycling – Cycle storage facilities would be provided as part of the development and be secured by condition.
JP-C8: Transport Requirements of New Development – The proposal would be connected to infrastructure and nearby public transport. On-site parking would also be made available to employees and visitors.

Local Development Framework
The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.
'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'
The following policies within the Core Strategy are considered relevant:

Policy SP1 'Spatial Principles – The proposal would provide a long-term use for the building. The proposal includes support for residents.
Policy EC1 'Employment and Economic Growth in Manchester' – The proposal would result in a loss of floorspace used for education purposes.
Policy EC2 'Existing Employment Space' – The provision of accommodation for homeless people would meet the criteria for alternative uses.
Policy T1 'Sustainable Transport' – There is access to public transport in proximity to the site.
Policy T2 'Accessible areas of opportunity and need'- Off street car parking and cycle storage is provided.
Policy DM1 'Development Management' - Careful consideration has been given to the impacts of the use on local amenity as set out in the report.
Policy H 10 (Housing for people with additional support needs) - Identifies a number of supported housing needs, including the needs of people experiencing issues with mental health and well-being. It also states that proposals for accommodation for people with additional needs will be supported where: i. There is not a high concentration of similar uses in the area already; ii. The development would

contribute to the vitality and viability of the neighbourhood; iii. There would not be a disproportionate stress on local infrastructure, such as health facilities.
Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon development' - cycle provision is proposed.
Policy EN19 'Waste' – a waste management strategy accompanies the planning application

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.
Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)
The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC26 'Noise' – the scheme would not include any external alterations to the existing building and would be likely to have reduced 'coming and goings' from the property in comparison to the former use.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:
Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design.
Chapter 11 'The City's Character Areas' – the aim of this chapter is to ensure that new developments fit comfortably into and enhance the character of an area of the City, particularly adding to and enhancing the sense of place.

National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant section of the NPPG in this case is as follows:

Noise - Local planning authorities should take account of the acoustic environment and in doing so consider:

• whether or not a significant adverse effect is occurring or likely to occur.
• whether or not an adverse effect is occurring or likely to occur; and
• whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:
• engineering: reducing the noise generated at source and/or containing the noise generated.
• layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose-built barriers, or other buildings.
• using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
• mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

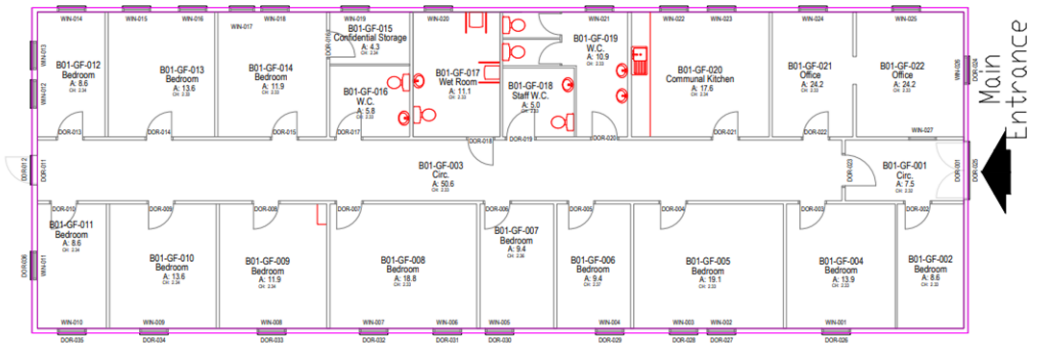
Other legislative requirements

S149 (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. 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.

Issues

Principle
The proposed use would help to address immediate and significant housing needs that requires intervention in order to safeguard homeless individuals for short periods prior to appropriate re-housing. This process would, ultimately, improve individuals access to health care and employment and educational opportunities. In these circumstances, the general principle of the development is acceptable and compliant with aforementioned policy and guidance. Specific planning matters are considered further below.

Site Layout
Internally, the proposed use at ground floor comprises a secure entrance lobby with associated reception, office, laundry, communal kitchen, accessible toilet and wet room bathing provision, together with 12 single bedrooms. The 12 bedrooms vary in size, which will enable occupation for occupiers with a range of mobility needs.



Main Building
B01

The Longmire Centre (Former Sharston YOS)

Externally, 15 off road car parking spaces (including a space for disabled users) would be retained. In addition, cycle storage for 4 bicycles and bin storage areas are proposed.
Given the constraints and size of the site and as the proposal relates to the change of use of an existing building, the proposal layout is considered satisfactory.

Residential Amenity
The application site lies in a mixed use area, with a nursery to the north west, commercial /industrial uses within Sharston Industrial Estate to the south of Longley Lane, and the reminder of the immediate area being predominantly residential in character.

No changes are proposed to the existing window and arrangements, other than the removal of the existing grilles and shutters. The windows in the eastern elevation are all high level and are in proximity to a detached double garage and the gable of a dwellinghouse on Bronington Close, which has no windows at first floor level, and is separated from the Longmire Centre by high close boarded wooden fencing. It is considered that the existing arrangements would enable the privacy of the occupiers of the property and the neighbouring dwellinghouses to be safeguarded.

Given the location of the day nursery and the former operation of the building as an adult education centre, the immediate area is already subject to a degree of daytime activity and vehicular/pedestrian movements associated with these uses.
Considering existing environmental conditions, it is not considered that there would be any significant impact in terms of noise and disturbance, as a consequence of the proposed use.
The lawful use of the application building does not include any conditions which control numbers of attendees at the education centre or any control over the management of the premises. Therefore, the activity associated
with the existing use could potentially be more intense than the proposed use including associated comings and goings. It is not considered that the proposed use would have any more unduly harmful impact on the amenity of local residents than that existing use.
Notwithstanding this, the representations received raise concerns about impacts associated with the introduction of homeless people into the local area and cite problems arising from anti-social behaviour and interaction with the local community.

To ensure the building is appropriately managed and as referred to above, a Management Plan accompanies the application, which would be key to safeguarding the amenity and safety of nearby residents.
The Plan stipulates that the proposed use would provide accommodation for 12 homeless single people on discharge from hospital treatment, both male and female clients with health and wellbeing support needs. Some clients, where it has been deemed necessary, would be in receipt of a heath care package commissioned by the NHS/adult social care.

The site would be staffed with Accommodation Support Workers from the Council's Homelessness In-house Temporary Accommodation Service and staffed 24 hours a day, every day. This would include 3 Accommodation Support Workers working on a 24/7 rota, and security staff, all managed by a Team Leader and 2 Homelessness lead officers.

There is a no visitors policy in place for clients of this service other than by professionals/care providers working with a client. This is in line with all In House Temporary Accommodation sites operated by the Homelessness Service.
Access in and out of the building will be monitored by on site staff. This would ensure control over who is in the building at any time.
Residents would be allowed to stay out from their temporary accommodation two nights a week by agreement if they chose to visit friends/family. There would be a midnight curfew in place for the site, in line with the operation of all in-house temporary accommodation sites.
Referrals into the service will all come direct from the Homelessness Service Housing Solutions Hospital Discharge Team, with no referrals taken from any other external agency. This ensures that only suitable people will be housed.
People placed into the accommodation will be booked in during office hours of 9am and 5pm. Move out will also be co-ordinated to take place during office hours.
All occupiers will be subject to a license agreement which they will sign up to. There will be a set of house rules which the client signs up to and a condition of on-going accommodation. Any behaviour which is in breach means that the client will need to vacate the premises.
The contact details for the Team Leader and Team Manager would be made available to local communities and resident group representatives should any queries or concerns need to be raised. The Team Leader will work with local community organisations and performance information for the site will be shared with local Members monthly. Management will liaise with neighbourhood Services, GMP and ASBAT contacts.
The Management system will enable the reporting of complaints and resolution.

It should be noted that service operator is an experienced provider of accommodation support to those who are unfortunate enough to experience the upheaval of homelessness within their lives. The service aims to ensure homelessness is experienced for as short a period as possible and is unrepeated. Conditions have been included to ensure compliance with the Management Plan, as well as limiting the occupancy of the building. It is believed that with these measures in place, any impact to neighbouring living conditions can be satisfactorily mitigated.

Visual Amenity
With the exception of the removal of window grilles and shutters no elevational alterations are proposed. It is anticipated that the on-going occupation of the building would help ensure the building is maintained. On this basis, it is not considered that there would be any harmful impact to visual amenity.

Access and Parking
Access from Longley Lane is a private access road runs along the site's western boundary. 'No Waiting At Any Time' kerbside restrictions are present in the vicinity of the Longley Lane junction. In comparison to the former use of the building as an adult education centre and given that the proposed use is to accommodate homeless people, with car ownership unlikely, it is not anticipated that the proposal would give rise to any material impact to the operation of the highway as a consequence of trip generation and parking demand.
Vehicular access to the site would remain as existing and a limited number of staff are envisaged to be on-site at any one time. The existing 15 space car park (which includes a space for disabled users) would be retained. The level of proposed parking provision is considered acceptable. An electric vehicle charging point has been shown. It is recommended that this aspect of scheme is conditioned.

The observations in respect of the provision of a designated ambulance parking bay have been noted, but it is considered that it would be more beneficial to retain the existing parking space. It is anticipated due to the low level of car usage associated with the use of the property that an ambulance would be able to park within the car park for the limited time it would be at the site without a formal designated space.

On-site parking is to be supplemented by cycle storage provision to cater for 4 bicycles which would aid travel by means other than by private car. Given the nature of the use proposed, the level of provision is considered satisfactory. A condition is included to ensure the cycle storage is in place within 3 months of any consent being granted.

Crime and Security
The proposed development would ensure the continued use of the property.
A Management Plan has been submitted as part of the application to aid with any dispute/complaint resolution and details that the site would be staffed and managed 24/7 hours a day by City Council staff as well as security personnel. A condition has been included to ensure compliance with the Plan.
With such measures in place, it is considered that any impact of the proposed use can be satisfactorily sustained.

Waste Management
The existing site has two 1,100 litre bins in situ. The application includes a waste management strategy which would involve the creation of a bin store which has capacity for 5no.1,100 litres bins to the north west of the property. It is proposed to have 3, 1,100litre general waste bins, 1 bin for mixed recycling and a bin for clinical waste.

Whilst the indicative location of the bins is considered acceptable from a collection

perspective, Environmental Health require further details of the anticipated volume of waste, collection frequency for each waste stream and recycling arrangements. An appropriate condition is included to ensure satisfactory arrangements are in place, prior to the use becoming operational.

Flood risk and drainage
The site is located in Flood Zone 1 and therefore has a low risk of flooding. The development is consistent with a residential use and therefore there is no requirement for any additional drainage mitigation.

Climate Change
City Council policy requires that new proposals focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.
In this case, the site is situated within a highly sustainable location with access to a range of amenities and transport opportunities.
Given the former use of the building as an adult education centre, the level of staffing would result a comparable or lower level of vehicular movements and parking demand. The impact to local air quality is therefore considered negligible. As way of an improvement, conditions are included which require cycle storage provision, in order to offer a wide choice of means of travel.

Disabled Access
There is an existing low gradient ramped access approach to the main entrance, and level access to the rear entrance from the car park. The width of some existing internal circulation routes and doors is governed by the constraints of the existing building. Accessible toilet provision and a large wet room bathing facility is available within the property.

Boundary treatment
The existing boundary treatment would be retained.

Trees
There are no trees present on the site, however, observations received from a local resident reference the removal of a large mature Laburnum tree within the side garden area to the west of the property, prior to the submission of the application under consideration. This tree was not subject to a Tree Preservation Order.
It is understood that this was in relation to a utility's connection route needed for the residential development to the north of the site. However, the applicant has advised that 3 laburnum trees would be planted within the curtilage of the site. As the finalised location of the three trees has not yet been provided for review, it is proposed that a condition is attached to any approval to require these details to be submitted for consideration, together with a requirement for the implementation of the planting within 6 months of approval.

Other Matters raised
A request has been made for any approval to be conditioned to require the submission of a construction management plan. As no construction is proposed, this is considered to be onerous in this instance.

Concerns have been raised about antisocial behaviour and the effect this has on local residents. The applicant has, however, provided an operational management plan which outlines the criteria to access the facility. There would be no self-referrals. The accommodation would be staffed 24 hours a day and bring enhanced natural surveillance to the area.

Conclusion
The proposed use would make efficient use of a previously developed site to provide a much-needed facility for Manchester, whilst contributing to the local economy through the retention/creation of jobs and offering social improvements. Reoccupation of the building for an active use would also guard against any potential decline to the host building.
It is believed that that any concerns regarding the negative impacts to neighbouring living conditions can be satisfactorily managed through the operation of a Management Plan. On this basis, the proposal is considered acceptable and compliant with the aforementioned planning policy and guidance

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 the right to a fair hearing and to this end the Committee 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 of the application 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, in particular the loss of a tree at the site prior to the submission of the application, waste storage, cycle storage and the need for an electric charging point. Additional plans and information have been provided and these matters has been satisfactorily resolved and the appropriate conditions have been attached.

Condition(s)

1) The permission hereby granted is for a limited period only, expiring on 24th October 2029; and the use comprising the development for which permission is hereby granted is required to be discontinued.

Reason – The use of the building is required for a temporary period, pending the provision of permanent short stay homelessness accommodation in another location in Manchester, pursuant to policies H10, SP1 and DM1 of the Manchester Core Strategy (2012).

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Location plan; and Longmire Management Statement received 5th August 2024;

Agent email dated 9th October 2024;

Location plan with bin storage and parking space arrangements; and
Black coloured Broxap premier Security cage ref: BXMW/AWSC
received 9th October 2024

Agent email dated 10th October 2024 confirming number of cycle storage spaces and the colouration of the cycle store.

Waste Management Strategy profoma received 10th October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The car parking indicated on the approved Location plan with bin storage and parking space arrangements received 9th October 2024 shall be demarcated and made available for use within three months of the date of the permission hereby granted.
The car parking shall then be available at all times whilst the short stay homelessness accommodation is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

4) The cycle storage facility shall be located as shown on the approved Location plan with bin storage and parking space arrangements, and be in the form of a Black coloured Broxap premier Security cage ref: BXMW/AWSC with provision for 4 cycles in accordance with the email from the planning agent dated received 10th October 2024.
The cycle store shall be implemented in accordance with the approved details, and all the agreed works shall be completed within 3 months of the date of the permission hereby granted, and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

5) Finalised specifications of the electric car charging point indicated on the approved Location plan with bin storage and parking space arrangements received 9th October 2024, shall be submitted to and agreed in writing by the City Council, as Local Planning Authority within 3 months of the permission hereby granted.

The approved details shall then be implemented as part of the development and shall remain available for use so long as the use 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 Manchester Core Strategy (2012).

6) Notwithstanding details within the submitted waste management strategy proforma, within 3 months of the date of the development hereby approved, a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented on site within one month of the waste management arrangements being approved,
as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy (2012).

7) Within 3 months of the date of the development hereby approved finalised elevational design of the bin store in the location shown on the location plan received on 9th October 2024 shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented on site

within one month of the bin store design being approved, as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy (2012).

8) The use hereby approved shall only be implemented in accordance with the measures detailed within the submitted Longmire Management Statement received 5th August 2024.
The measures in the Longmire Management Statement shall be adhered to at all times, so long as the agreed use is operational.

Reason - In the interests of public safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

9) The planning permission hereby granted relates to the use of the building as short stay homelessness accommodation (sui generis), only and for no other purpose.
Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) a) Within 3 months of the approval hereby granted details of a landscaping scheme (including replacement tree planting), shall be submitted to and approved in writing by the City Council as local planning authority.
The approved scheme shall be implemented not later than 12 months from the date this approval.
b) If within a period of 5 years from the date of the planting of any tree, that tree or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Informatives

1. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 140780/VO/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

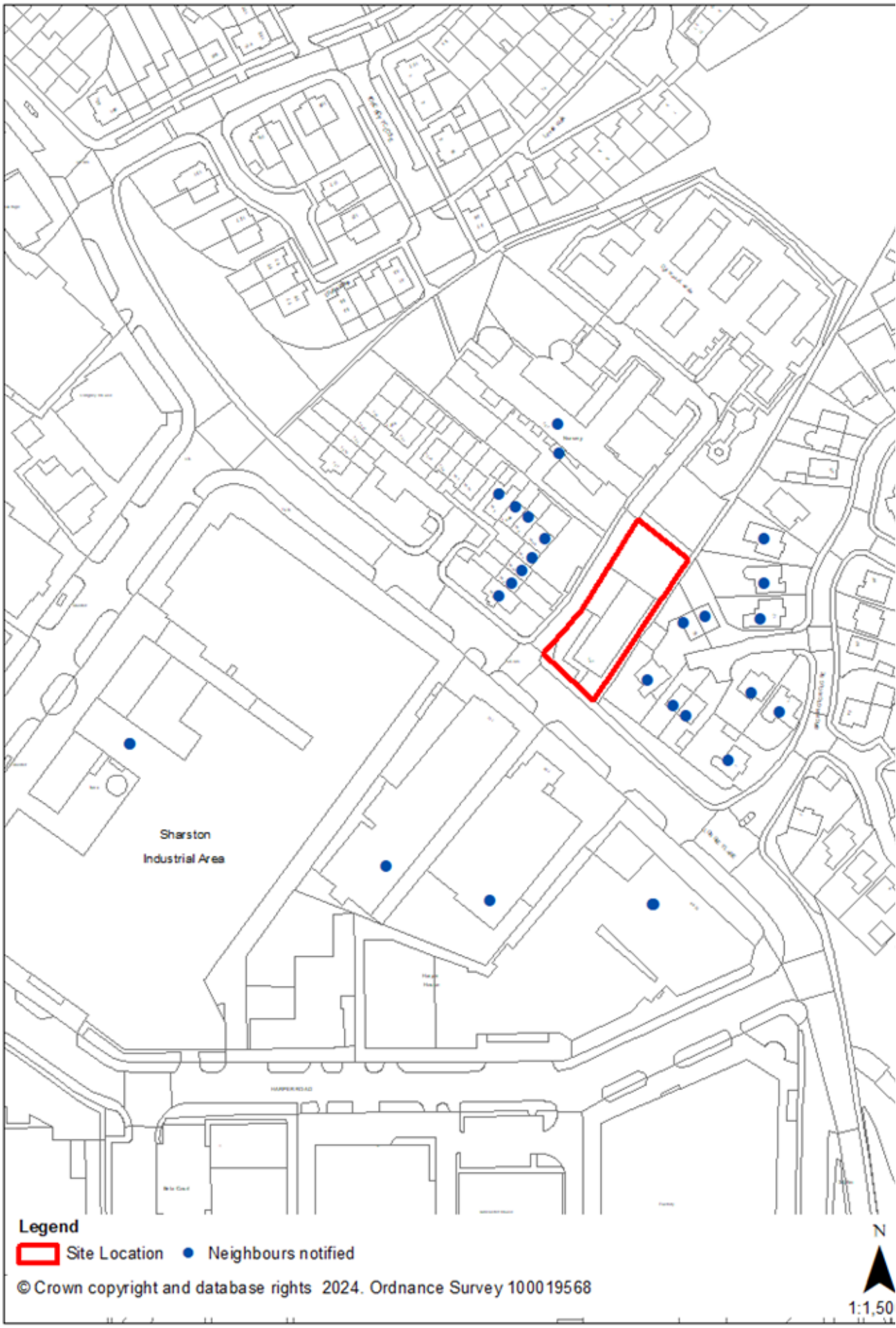
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Greater Manchester Police
Highway Services
Environmental Health
MCC Supported Housing Montoring Group

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Sue Wills
Telephone number : 0161 234 4524
Email : sue.wills@manchester.gov.uk


Sharston
Industrial Area
Legend
Site Location
Neighbours notified
© Crown copyright and database rights 2024. Ordnance Survey 100019568
N
1:1,50