MANCHESTER CITY COUNCIL

Environmental Health
Internal Memorandum

To	Head of Planning	FAO: Michael Pearson
From	Head of Compliance, Enforcement and Community Safety	

Contact Officer: Laura Miller	Our Ref: 801943
Date: 15 April 2024	Telephone: 31742

Consultation on Planning Application

Application No: 139581/P3MA/2024

Description: Prior Approval for the change of use of 2nd and 3rd floors from office (Use Class E) to for 8 residential apartments (Use Class C3a).

Location: 11-13 New Wakefield Street, Manchester, M1 5NP

I write in response to your memorandum of the 21 March 2024 regarding the above application and to inform you that I have considered the application and recommend that the application is refused due to noise disamenity.

The proposed apartments are located above Brickhouse Social and their associated night club Kable. No acoustic assessment has been submitted with the application to address the commercial noise element. Their proposal to only upgrade the windows is not a sufficient enough mitigation strategy.

Although the prior approval process does not require the submission of a waste strategy, from looking at the submitted drawings it appears bins for only three of the four waste streams are being provided so this will not meet current guidance/policy.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact Laura Miller

Fiona Sharkey
Head of Compliance, Enforcement and Community Safety