MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139571/FO/2024
Date registered valid:	19 March 2024
Proposal:	Erection of a two-storey building, following demolition of existing property, to form shop (Class E) at ground floor level, with associated basement storage and associated office and store and 1 bed self-contained flat at first floor level.
Address:	105 - 107 Wilmslow Road, Manchester, M14 5SU
Ward(s):	Rusholme Ward
Applicant:	Mr Shakeel Ahmed
Agent (if any):	Mr Ahmed Choudhry NADA Architects
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01/05/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10/04/2024

Standard consultations:
Printed: 2 April 2024 Expired: 23 April 2024

Neighbour notifications
Printed: 2 April 2024 Expired: 23 April 2024

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

This application relates to a broadly rectangular site on the west side of Wilmslow Road at its junction with Walmer Street East. The site is currently occupied by a part single part two storey building. The ground floor comprises two units, one a retail unit with offices and ancillary uses above and the other a restaurant with living accommodation over. There is additional storage space in the roof void. The exterior of the building has been painted and there are ground floor display windows to both road elevations. There are smaller domestic scale windows at first floor level.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



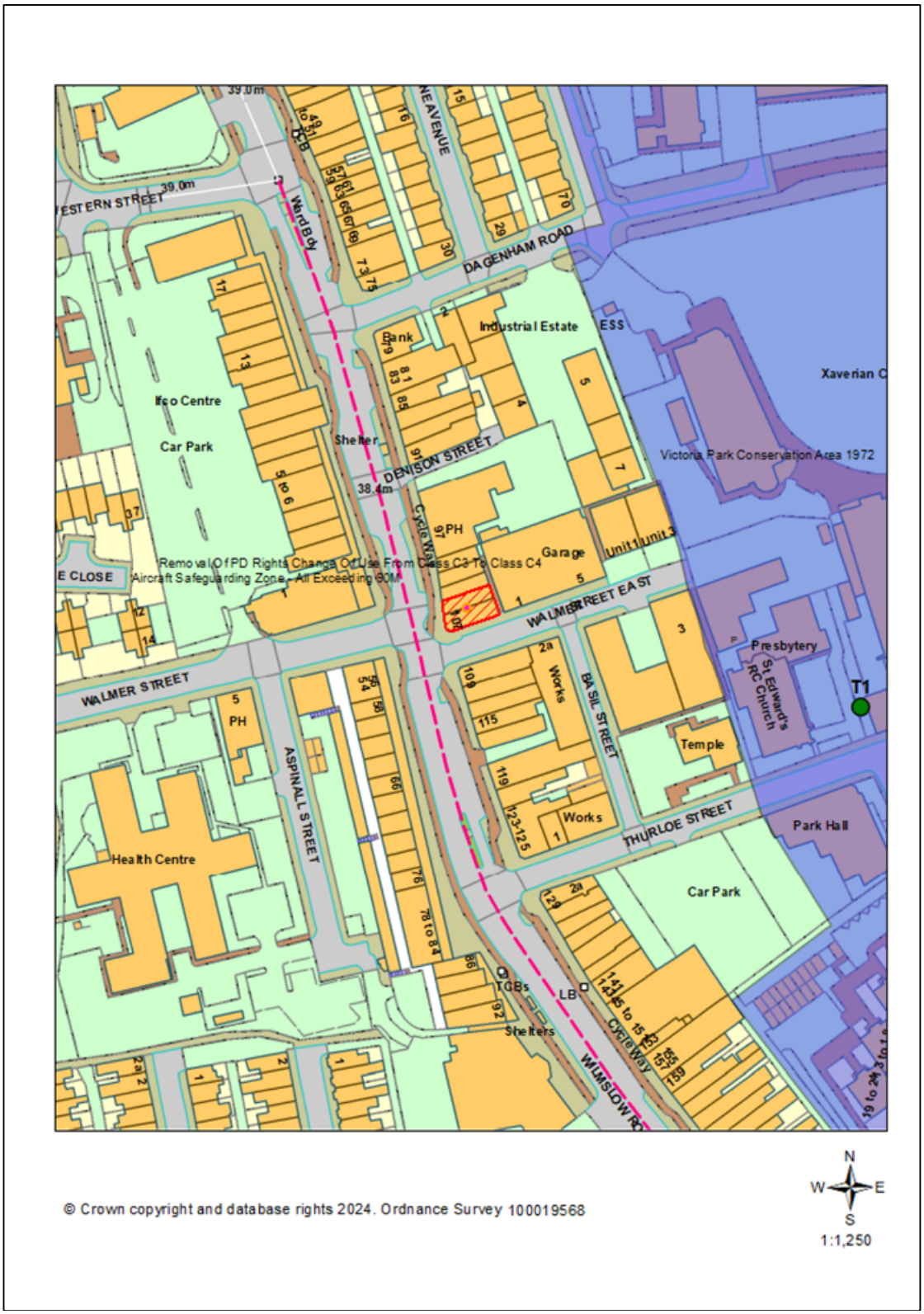
Figure 1. View from Wilmslow Road



Figure 2. View from Walmer Street East.

Description of area

The proposal is located in a busy retail/commercial area of the Rusholme ward of Manchester. The site is surrounded by various retail and commercial businesses on what is colloquially known as The Curry Mile. The property sits within the boundary of the Rusholme District Centre identified in the Core Strategy.



Description of development

The applicant is proposing the erection of a two-storey building, following demolition of existing property, to form shop (Class E) at ground floor level, with associated basement storage and associated office and store and 1 bed self-contained flat at first floor level.

Consent is sought to erect a two-storey building to replace the existing building on the site. The building would cover 100% of the site, as does the existing building.

There would be four large display windows in the Wilmslow Road frontage, two on each floor, the ground floor windows being either side of the entrance door. The side elevation would comprise two display windows, one per floor adjacent to the corner. There would be four smaller domestic scale windows at first floor level on the side elevation and two doors towards the rear of the building. The rear elevation would contain two doors and two floor windows.

The building would be of brick construction with a Cedar cladding panel to Walmer Street, and a hipped tile roof.

There would be a fascia board across the front of the building between ground and first floor windows and this would extend around the side of the building to for the width of the display windows. The ground floor would comprise a retail unit and two enclosed refuse stores. An office, kitchenette, and storage. The first floor would comprise an office, store, kitchen, and WC in association with the ground floor use and a 56 square metre one bed flat comprising lounge, bedroom, kitchen, and bathroom. The flat would have a separate access from Walmer Street East.

The proposed operating hours of the Class E unit are 0900 to 2100 seven days a week and for the offices 0900 to 1800 seven days a week.

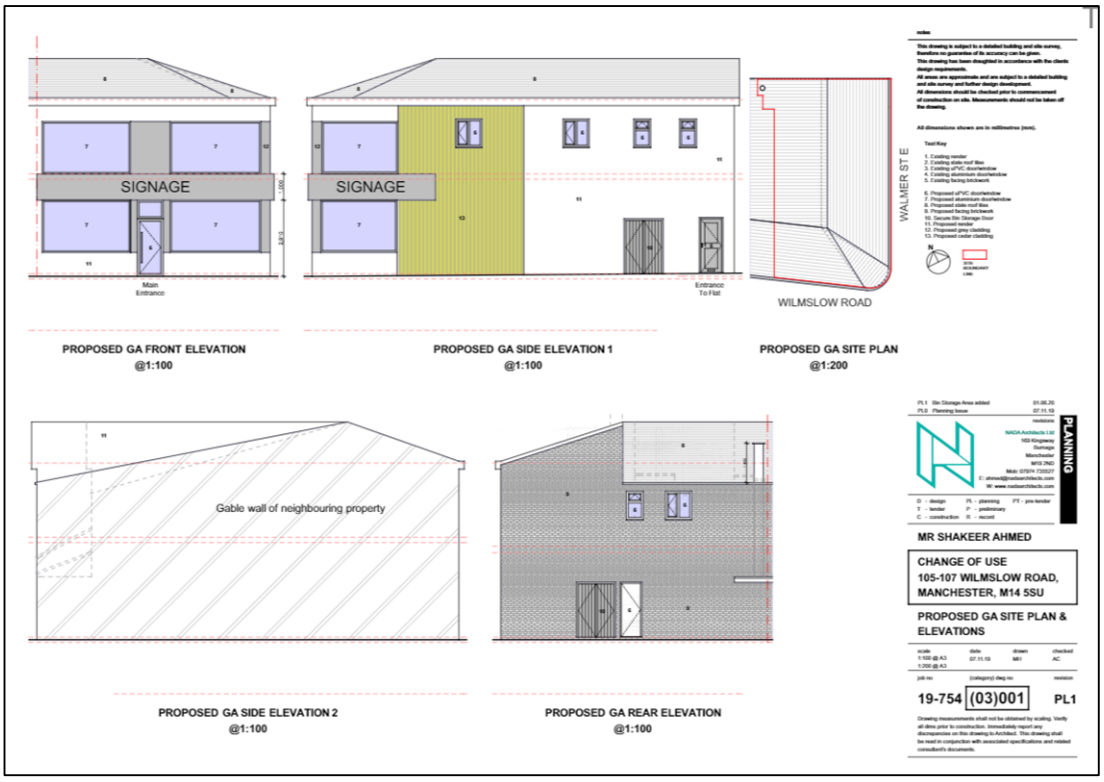


Figure 3. Proposed elevations

Planning History

139572/AO/2024
Description: Installation of two internally Illuminated fascia signs
Decision: Pending consideration.

It is of note that the above AO application was submitted contemporaneously with the FO application and is a resubmission of the permission 126903/AO/2020

126902/FO/2020
Description: Erection of a two-storey building to form ground floor retail shop (Use Class A1), basement storage space, office (Use Class B1) at first floor together with 1 no. self contained flat following demolition of the existing building
Decision: Approved 08/07/2020

CDN/22/0596
Description: Discharge of condition numbers: 8 (Acoustic insulation - in part), 9 (external plant and equipment - in part),10 (Construction Management Plan) and 11(noise breakout - in part) from planning approval reference 126902/FO/2020
Decision: Approved 31/10/2022

It is of note that the above FO application is identical to the current application and is a modification of the previous 125632/FO/2019 application.

126903/AO/2020
Description: Installation of 2 No. internally illuminated fascia signs
Decision: Approved 06/07/2020

125632/FO/2019
Description: Erection of a part single part two storey building to form shop (class A1) on ground floor with basement storage, together with office (class B1) and a separate 1 bedroom apartment (class C3) on first floor
Decision: Approve 26/03/2023

125633/AO/2019
Description: Installation of no.1 internally illuminated fascia sign
Decision: Approve 27/01/2020

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services
Manchester City Council Highways Service were consulted on this application.

Highway services had no objection to the proposal barring some minor amendments to access doors and waste collection locations.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

Manchester City Council Environmental Health had no objections to the proposed development adding a number of conditions in the interest of environmental and public health.

Greater Manchester Police Secure by Design

Greater Manchester Police were consulted on this application.

GMP had no objection in principle to the proposal. They proposed a number of layout changes and informatives to be added to the decision.

United Utilities

United Utilities were consulted on this application.

United Utilities attached an informative to the decision and had no further comment.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

An email was received from a current lessee at the premises. The lessee has less than 7 years on the lease and therefore wasn't required to sign Certificate B. The lessee is currently in court proceeding with the lesser (applicant) regarding terms of continued lease arrangements.

The officer acknowledged the email but made clear that this was not a planning concern. The applicant is still required to follow the applicable land and ownership law.

Residents Associations and Groups

As per Appendix 1, Rusholme, Fallowfield & Moss Side Civic Society were notified of the proposal.

No one commented, objected, or gave their opinion on this application.

Negotiations

Issues have arisen in the consultation phase.

Officers asked the applicant to change the first-floor windows to smaller apertures more appropriate for residential/office use. This will help ensure a visual break and make clear the use types.

The applicant also made minor amendments to door openings and waste collection locations as requested by MCC Highways and the Secure by design amendments as requested by GMP.

Updated proposed development.

There would be 2no large display windows in the Wilmslow Road ground floor frontage either side of the entrance door. There will be 4no smaller windows in the first floor Wilmslow Road elevation. The side elevation would comprise 1no display window to the corner at ground floor and smaller windows to first floor.

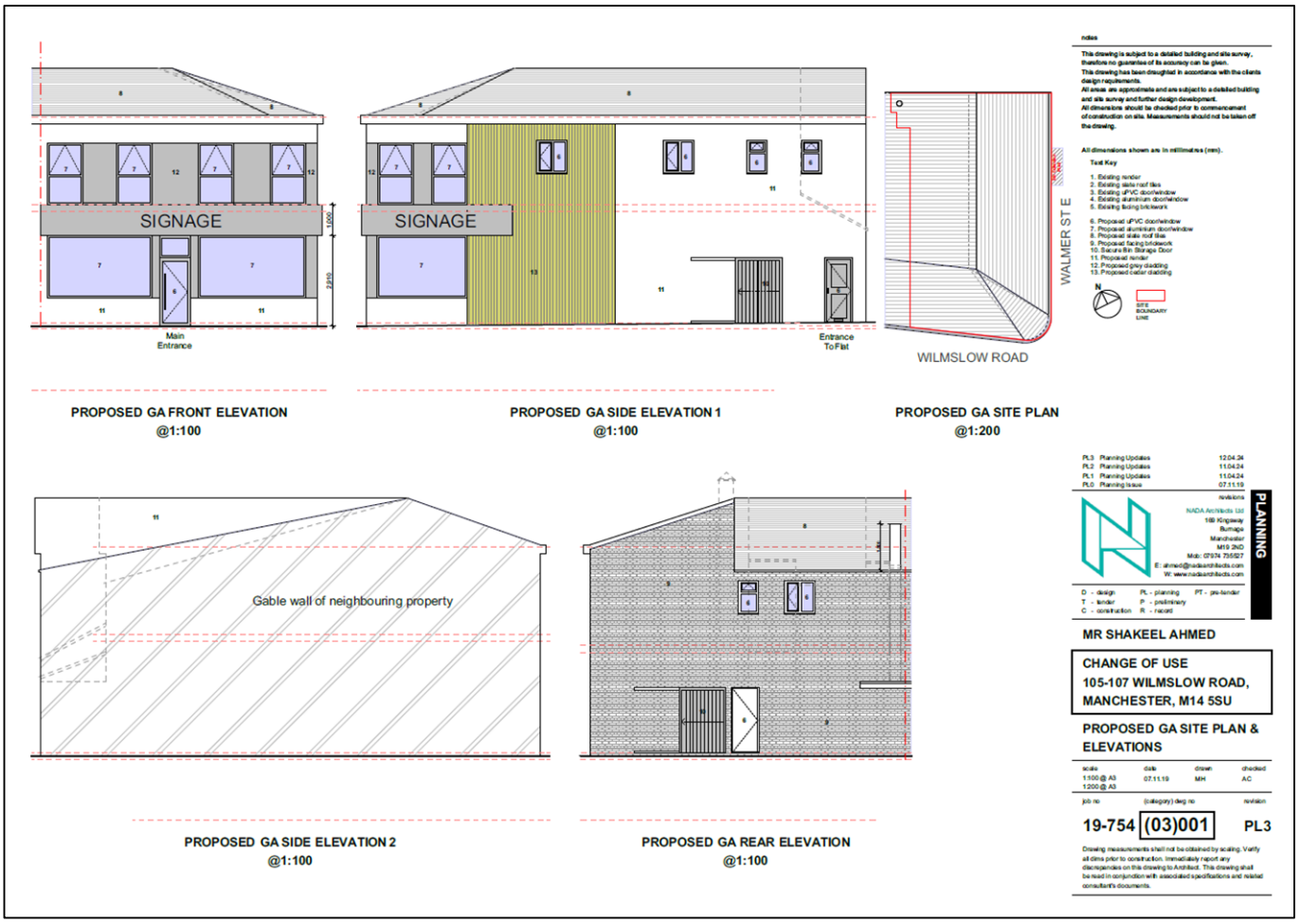


Figure 4. Updated proposed elevations

Relevant policies & the principle of development

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027 The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.

  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (partially superseded)
  - Objective 2 - Economy and the City Centre
    - EC 1 - Employment and Economic Growth in Manchester
    - EC 2 – Existing Employment Space
    - EC 8 – Central Manchester
  - Objective 3 - Housing
    - H 1 – Overall Housing Provision (partially superseded)
    - H 5 – Central Manchester
  - Objective 4 - Centres
    - C 2 – District Centres
    - C 5 – Central Manchester District Centres - Hulme, Longsight and Rusholme
    - C 10- Leisure and the Evening Economy
  - Objective 5 – Transport
    - T 1 – Sustainable Transport (partially superseded)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 14 – Flood Risk (partially superseded)
    - EN 16 - Air Quality (partially superseded)
    - EN 18 - Contaminated Land and Ground Stability
    - EN 19 - Waste
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
  - DC7 - New Housing Development
  - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039- Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
  - Strategy
    - JP-Strat5: Inner Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
    - JP-S2: Carbon and Energy
    - JP-S4: Flood Risk and the Water Environment
    - JP-S5: Clean Air
    - JP-S6: Resource Efficiency
  - Places for Jobs
    - JP-J1: Supporting Long-Term Economic Growth
    - JP-J2: Employment Sites and Premises
  - 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
    - Connected Places
        - JP-C8: Transport Requirements of New Development
- The National Planning Policy Framework (The NPPF) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government's planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
    - Section 4 – Decision-making
    - Section 5 – Delivering a sufficient supply of homes
    - Section 6 – Building a strong, competitive economy
    - Section 7 - Ensuring the vitality of town centres
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management
New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail
In terms of scale the proposed building in its revised form is very similar to the existing building, differing principally to the rear where it is squared off, creating a marginal increase in floor area at first floor level.

The design of the proposed building differs from the existing building mainly in the window sizes and positions.

The proposal uses white render and introduces a cedar cladding complementary to the existing colour and texture palette.

The use of the premises for retail/office and residential is considered to be appropriate in a district centre location.

The proposed opening hours of 9.00am to 9.00pm seven days a week for the retail and 9.00am to 6.00pm for the office are considered acceptable in this vibrant centre that thrives on its evening and nighttime economy.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, sitting on the same footprint as the existing site.

The proposal's design would match the nearby properties. It would use the specified white render and introduces a cedar cladding complementary to the existing colour and texture palette.

Overall, the new building and finish would have a positive effect on the character of the area and help modernise the building stock in the area. It would also remove a hot food takeaway with high quality retail space.

It is of note that a similar application was approved in 2020 (126902/FO/2020) and so the principle of the rebuild and material finishes of the proposal have been largely accepted by the LPA. The minor amendments to this proposal (first floor windows) help to further blend the new property into the street scene and overall character of the buildings in the area.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
The proposal has similar windows as the existing building, so it doesn't unduly affect privacy.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a minimal effect on road safety and traffic generation. In comparison to the former use, the level of trips generated is not anticipated to be dissimilar. The site is well accessed by sustainable modes. Regular bus services, Metrolink services and bus services are available within walking distance of the site. The site is noted to have a GMAL rating of 8.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal would be built to modern standards increasing accessibility into the retail space.

The first floor flat has stairs which is standard for this kind of development and additional access stairlifts can be fitted as necessary.

Community safety and crime prevention.

Greater Manchester Police were consulted on the proposal and had no objection in principle to the proposal. They proposed a number of layout changes (removing the connecting door) and informatives to be added to the decision.

The applicant confirmed that the residential premises is for sole use of the business owner hence the connecting doors. A condition has been added that ensure the removal of the connecting doors if separately let.

The proposal is in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.
The property would site on the same footprint as existing so has no effect on external space.

This follows the development management principle.

Refuse storage and collection.
The property has 2no internal bin stores (1 for residential and 1 for retail). The collection point would be off Walmer Street as current.

The proposal improves waste storage at the site bringing the bins within the curtilage of the property.

We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property. There is no dedicated parking and some time-limited public spaces. Considering the site's location and proximity to

sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.

The proposal is in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage
The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private
The proposal has no impact on green infrastructure with the new building having the same footprint.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles
This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester
This policy outlines the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space
This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 8 – Central Manchester

This policy outlines the principles for employment opportunities in Central Manchester.

We consider this proposal to accord with the principles of this policy.

Objective 3 - Housing

H 1 – Overall Housing Provision

This policy explains how housing will be provided in Manchester and sets targets for development. The goal is to increase high-quality housing in sustainable locations. This will address demographic needs and help economic growth.

We consider this proposal to accord with the principles of this policy.

H 5 – South Manchester

This policy outlines the strategy for housing provision in Central Manchester in particular.

We consider this proposal to accord with the principles of this policy.

Objective 4 - Centres

C 2 – District Centres

This policy outlines the strategy for development within district centres. Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

We consider this proposal to accord with the principles of this policy.

C 5 – Central Manchester District Centres - Hulme, Longsight and Rusholme

This policy outlines the strategy for development within district centres in Central Manchester.

We consider this proposal to accord with the principles of this policy.

C 10 – Leisure and the Evening Economy

This policy outlines the key principles around development management of proposals pertaining to Leisure and the Evening Economy. In particular development that supports the evening economy, contributes to the vitality of district centres, and supports a balanced and socially inclusive evening/night-time economy.

We consider this proposal to accord with the principles of this policy.

Objective 5 – Transport

T 1 – Sustainable Transport

This policy outlines the key principles of creating a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Central Arc Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The site does not sit in a Flood Risk Zone and doesn't present any issues to local drainage. United Utilities have attached an informative that the applicant should take note of.

We consider this proposal to accord with the principles of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The proposed development shouldn't pose a risk to local air quality however several conditions have been added to ensure the development is proceeded with in accordance with the policy.

We consider this proposal to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability

This policy sets out the principle of development on contaminated land or unstable land.

No ground contamination has been identified however a condition has been added for a preliminary risk assessment and ongoing management.

We consider this proposal to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The proposed development shouldn't create more waste than the current uses however a condition has been attached for a scheme for the proposed waste management at the site.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC7 - New Housing Development

This policy seeks to ensure that that disabled people have access to new developments, so that they are not disadvantaged, and developments containing family homes are expected to be designed to be safe areas within which children can play.

We consider this proposal to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5: Inner Areas
This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

JP-S2: Carbon and Energy

This policy outlines the measures being taken to meet the aim of delivering a carbon neutral Greater Manchester no later than 2038.

We consider this proposal to accord with the principles of this policy.

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

We consider this proposal to accord with the principles of this policy.

JP-S5: Clean Air

This policy outlines a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.

We consider this proposal to accord with the principles of this policy.

JP-S6: Resource Efficiency

This policy outlines the measures to meet Greater Manchester's ambition of becoming a leading green city region by 2038.

We consider this proposal to accord with the principles of this policy.

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth

The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2: Employment Sites and Premises

This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

JP-J3: Office Development

This policy outlines the ambition to deliver at least 2,019,000 sqm accessible new office floorspace across the region.

We consider this proposal to accord with the principles of this policy.

Places for Homes

JP-H1: Scale, Distribution and Phasing of New Housing Development
This policy outlines the aspiration to deliver a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.

We consider this proposal to accord with the principles of this policy.

JP-H2: Affordability of New Housing
This policy outlines how substantial improvements will be sought in the ability of people to access housing at a price they can afford.

We consider this proposal to accord with the principles of this policy.

JP-H3: Type, Size and Design of New Housing
This policy outlines how development across the City area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods.

We consider this proposal to accord with the principles of this policy.

JP-H4: Density of New Housing
This policy outlines how new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places
This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Connected Places

JP-C8: Transport Requirements of New Development
This policy outlines how We will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 5 - Delivering a sufficient supply of homes

Section 5 of the NPPF outlines the need to deliver a sufficient supply of homes.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 7 - Ensuring the vitality of town centres

Section 7 outlines how planning policies and 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.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment

- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manchester Tree and Woodland Action Plan 2024-2034
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive way to find solutions for planning problems. The officer had to deal with some small problems while reviewing the application. They talked with the applicant and others involved to find a solution they all agreed on.

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. Drawing - Location Plan 19 Mar 2024 THE LOCATION PLAN
   b. Drawing - Existing 19 Mar 2024 (01)001 GA SITE PLAN AND ELEVATIONS

c. Drawing - Existing 19 Mar 2024 (02)001 GA FLOOR PLAN
d. Drawing - Proposed 12 Apr 2024 (03)001 PL3 GA SITE PLAN AND ELEVATIONS
e. Drawing - Proposed 12 Apr 2024 (04)001 PL3 GA FLOOR PLAN
f. Drawing - Proposed 19 Mar 2024 (05)001 GA DETAILS
g. Design & Access Statement 19 Mar 2024 DESIGN AND ACCESS STATEMENT
h. Supporting Information 19 Mar 2024 AIR QUALITY ASSESSMENT
i. Supporting Information 19 Mar 2024 OUTLINE DEMOLITION PLAN OF WORK
j. Supporting Information 19 Mar 2024 VENTILATION OR EXTRACTION STATEMENT
k. Noise assessment or information 19 Mar 2024 NOISE IMPACT ASSESSMENT
l. Waste Management 19 Mar 2024 WASTE MANAGEMENT STRATEGY

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-P1 of Places for Everyone.

4. Retail operational hours

The Class E retail element of the development hereby approved shall not be open outside the following hours

a. 0900 to 2100, Mon-Sun.

Reason - In interests of residential amenity in order 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 and JP-P1 of Places for Everyone.

5. Deliveries to commercial premises

Deliveries, servicing, and collections, including waste collections to commercial premises shall not take place outside the following hours:

a. 07:30 to 20:00, Monday to Saturday,
b. no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

6. Residential sound insulation AND overheating

a. Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road 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 and external equipment.
    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 when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):
    Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
    Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq
    iii. An AVO guide is required and also the frequency of LAmax to show individual noise events do not exceed 45 dB LAmax,F by more than 15 times.
    iv. All vents should be fitted with clean air filters that should be changed regularly due being within the AQMA.
    v. Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.
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 to protect future residents from noise disturbance and to reduce the potential for overheating. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

7. External plant/equipment/servicing

a. Only equipment detailed in the Noise Impact Assessment by Braiden dated Sept 22, ref: 11047revA may be used, any deviation from this needs to be submitted.
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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

8. Breakout noise

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 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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

9. Contaminated Land

a. Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).
b. In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.
    i. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.
c. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

d. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to Pursuant to policies DM 1, SP 1, EN 1 & EN 18 of the Core Strategy and JP-S1 of Places for Everyone.

10. Clean air intake

a. Prior to commencement of the development, a scheme for a clean air intake 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 and JP-S1, JP-S5 and JP-P1 of Places for Everyone.

11. 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. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.
    ii. The proforma/ Waste Management Strategy must include the following information:
        - Estimated volumes and types of waste produced by the development;
        - Details of internal and external stores for both waste and recycling, including any plans and designs;
        - Location of the proposed collection point and details of the route the collection vehicle will take;
        - Details of how waste will be transferred between stores and to the collection location; and
        - Details of number and capacity of bins proposed and collection frequency.
        - Other details as per 'Waste Proforma v1.0' - refer to guidance at: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy
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 DM 1, SP 1, EN 1 & EN 19 of the Core Strategy and JP-S1, JP-S6 of Places for Everyone.

12. Demolition and Construction Management Plan

Prior to the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

i. Measures to control noise and vibration;
ii. Dust suppression measures;
iii. Compound locations where relevant;
iv. Details of an emergency contact telephone number;
v. A community consultation plan; and
vi. Sheeting of construction vehicles.

The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions. [Currently January 2024, Version 2.2]

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy JP-S1, JP-S6 of Places for Everyone.

13. Demolition and Construction Hours

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

a. Monday - Friday: 7.30am - 6pm
b. Saturday: 8.30am - 2pm
c. Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy JP-S1, JP-S6 of Places for Everyone.

14. Internal Connecting door

In the event that the residential accommodation be let separate to the commercial premises, the internal connecting door between residential premises and commercial premises would need to be removed.

Reason – To ensure Secure by Design standards are met and to ensure the residential amenity of potential future occupiers. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

Informative(s) to be attached to decision for approval.

1. **United Utilities – Property, Assets, and Infrastructure**

   It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

   We recommend the applicant visits our website for further information on how to investigate the existence of water and wastewater pipelines and what to do next if a pipeline crosses or is close to their red line boundary.

   United Utilities will not allow building over or in close proximity to a water main.
   United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. Nb. Proposals to extend domestic properties either above, or in close proximity to public sewer will be reviewed on a case-by-case basis by either by a building control professional or following a direct application to United Utilities.

   Any construction activities in the vicinity of United Utilities' pipelines, including pipelines that may be outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines' which can also be found on our website: standardconditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf (unitedutilities.com)

   The level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Unless ther is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense.

   Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks, or demolition.

   Water supply / water infrastructure: DeveloperServicesWater@uuplc.co.uk

2. **United Utilities – Drainage**

   We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very largewhen compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an

alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);

2. to a surface water body;

3. to a surface water sewer, highway drain, or another drainage system;

4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

Drainage / wastewater infrastructure: SewerAdoptions@uuplc.co.uk

3. MCC Highways – Construction Management

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

4. Greater Manchester Police – Secure by design.

The applicant should follow Secure by Design standards this should include:
Dwelling

- The apartment should be provided with an intercom system so that residents can vet visitors before opening the door to them. There should be no unrestricted trade access into the building.
- Lighting to the residential entrance and rear ally fitted with a dusk till dawn sensor.
- The gate to the rear ally should be checked and replaced if necessary. This gate should be used to prevent unauthorised users having access to the rear of the property.

Retail

- Personal attack alarms should be provided at all till positions, which activate a loud alarm at the scene.
- There should be a safe room to the rear of the service counter for the storage of currency and for staff to fall back into in the event of a serious incident. We would recommend that the safe room has the following features:
    - Solid masonry walls (or reinforced studwork);
    - No false/suspended ceilings and a solid floor;

    - A certified doorset (to BS PAS 24, WCL2, or LPS 1175 SR2). The door should be outward opening and have a door viewer;
    - There should be a landline and panic alarms should be provided.
- The safe should be security-certified providing adequate capacity and overnight cover. The correct size and category of safe should be determined by an assessment of prospective takings and to meet insurance needs. The safe should have a time delay operation of no less than 5 minutes. Signage should be provided to make potential offenders aware of the time delay safe as a deterrent.
- A monitored alarm system should be installed to cover the unit, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room. The alarm should have two secure signalling paths (one being GSM radio back-up), so that if either signalling path is tampered with by an intruder, or is faulty, the other continues to monitor for any further alarms and transmits them as 'confirmed activations' – extra confirmation that an intruder is on the premises and that the alarm isn't false.
- The building should be covered by a comprehensive CCTV system.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Rusholme, Fallowfield & Moss Side Civic Society

3 Basil Street, Manchester, M14 5EN
1 Basil Street, Manchester, M14 5EN
Unit 4A, Walmer Street East, Manchester, M14 5SS
8 Walmer Street East, Manchester, M14 5SS
2A Walmer Street East, Manchester, M14 5SS
5 - 7 Walmer Street East, Manchester, M14 5SS
3 Walmer Street East, Manchester, M14 5SS
1 Walmer Street East, Manchester, M14 5SS
113A Wilmslow Road, Manchester, M14 5AN
97 Wilmslow Road, Manchester, M14 5SU
QUINTRACK LTD, Units 3 And 4, Ifco Centre, 44 - 46 Wilmslow Road, Manchester, M14 5TQ
Unit 2, Ifco Centre, 48 Wilmslow Road, Manchester, M14 5TQ
113 Wilmslow Road, Manchester, M14 5AN
58 Wilmslow Road, Manchester, M14 5AL
Unit 1, Ifco Centre, 50 Wilmslow Road, Manchester, M14 5TQ
Flat At, 117 Wilmslow Road, Manchester, M14 5AN
Flat At, 115 Wilmslow Road, Manchester, M14 5AN
31 Aspinall Street, Manchester, M14 5UD
23 Aspinall Street, Manchester, M14 5UD
27 Aspinall Street, Manchester, M14 5UD
107 Wilmslow Road, Manchester, M14 5SU
105 Wilmslow Road, Manchester, M14 5SU
103 Wilmslow Road, Manchester, M14 5SU
99 Wilmslow Road, Manchester, M14 5SU

62 Wilmslow Road, Manchester, M14 5AL
60 Wilmslow Road, Manchester, M14 5AL
64 Wilmslow Road, Manchester, M14 5AL
360 Lounge, 54 - 56 Wilmslow Road, Manchester, M14 5AL
66 Wilmslow Road, Manchester, M14 5AL
115 Wilmslow Road, Manchester, M14 5AN
109 Wilmslow Road, Manchester, M14 5AN
117 Wilmslow Road, Manchester, M14 5AN
33 Aspinall Street, Manchester, M14 5UD
29 Aspinall Street, Manchester, M14 5UD
25 Aspinall Street, Manchester, M14 5UD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA