

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138664/FO/2023

Date registered valid: 29 November 2023

Proposal: Erection of part single, part two storey rear extension to create enlarged ground floor shop and first floor flat

Address: 74 Hathersage Road, Manchester, M13 0FN

Ward(s): Ardwick Ward

Applicant: Mr Afzal Haque

Agent (if any): Mr Mohammad Farooq Building Design Services

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 23 January 2024

Standard consultations:

Printed: 30 November 2023

Expired: 21 December 2023

Neighbour notifications

Printed: 30 November 2023

Expired: 21 December 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This application relates to a property that is situated on the northern side of Hathersage Road and is the (west) end unit in a 2-storey parade of shops with various commercial, ancillary and residential uses at the first floor of neighbouring units. A car repair use operates in a building adjoining the northern boundary. The parade is separated from Hathersage Road by a forecourt area. To the west of site is three storey residential block comprising student accommodation.



Fig.1 – Views of the application site

The application property comprises of a ground floor retail unit with a three bedroom flat. The application property comprises of a 2-storey flat roof extension and part two storey, part single storey extension projecting into a retained rear yard.

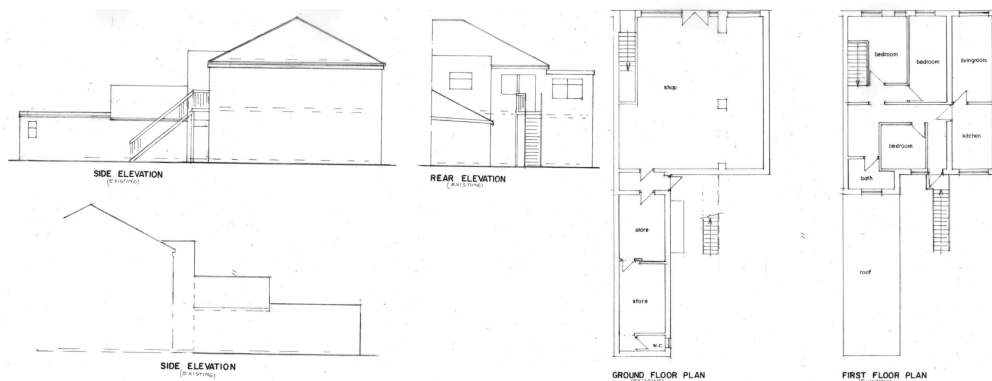


Fig.2 – Existing elevations and layout

Description of development

The development would comprise:

- i. The formation of a part single, part two storey rear extension that would have a width of 6.3 metres at first floor level and 6 metres following its incorporation into an existing ground floor extension. The ground floor element would have a rearward projection of 5.5 metres and height of 3.2 metres. The two storey element would project by 3.2 metres and a height of 5.68 metres.

- ii. Internally, the development would form:
 - Ground floor – An enlarged shop unit
 - First floor – Reconfiguration of three bedrooms, formation of living room, bathroom and enlarged kitchen.
 - Access to the flat would be retained from the Hathersage Road elevation.
- iii. Side elevations would comprise blank brickwork. The rear elevation at ground floor would have a new doorway without a window. The first floor rear elevations would incorporate windows.

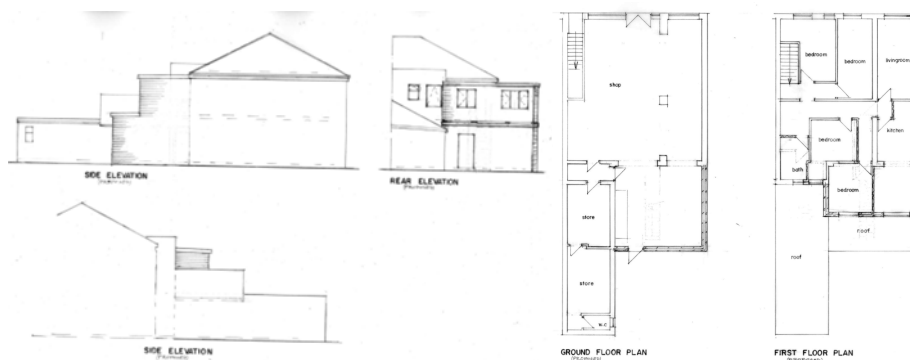


Fig.2 – Proposed elevations and layout

Site history

- i. 068467/FO/2003/N2 Application Approved - 18.08.2003
Change of use of garage to increase retail floorspace and external alterations to elevations
- ii. 134011/AO/2022 - Application Approved - 03.08.2022
Retention of internally illuminated signage associated with the ATM,
- iii. 134010/FO/2022 - Application Approved - 03.08.2022
Retention of installed ATM in shop front
- iv. 081671/FO/2006/N2 - Application Approved - 15.02.2007
Single storey rear extension to form additional retail floor space and relocation of existing metal fire escape staircase and creation of landing area with railings
- v. 079672/FO/2006/N2 Application Refused - 14.08.2006
Erection of single storey extension to rear of shop premises including provision of fire escape staircase
- vi. 025262 - Application Refused - 13.11.1985
(Garage adjoining, 74, Hathersage Road, Chorlton-on-Medlock)
Change of use from a private garage to a private car hire office and new shopfront

Consultations & Notification Responses

Local residents – One email has been received and expresses concerns regarding the noise and disturbance from the existing operation of the ground floor retail shop and arrangements for waste management. There is concern that the development would exacerbate these issues and be harmful to amenity.

Environmental Health – Conditions are requested in relation to the following:

- i. Noise insulation to the proposed flat to attenuate external noise and noise break out from the ground floor use.
- ii. Acoustic insulation of any acoustic insulation of any external equipment required in support of the development.
- iii. A scheme for the management of waste and recycling.
- iv. The installation of a gas membrane in connection with extension to address historic landfill issues.
- v. A watching brief condition to ensure any land contamination issues, identified following the implementation of the development, are appropriately addressed.

Flood Risk Management Team – Recommend a drainage condition be attached to any approval.

Issues

National Planning Policy Framework (NPPF) - National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in December 2023. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, 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. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Section 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes. In this case, the development would improve the standard of accommodation within an existing three bedroom flat. The development would thereby be appropriately related to.
- ii. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. It is considered that the development would improve the safety of access to the first floor flat. The development has the capacity to incorporate security measures to reduce the risk of crime as outlined in the attached informative. The development would thereby accord with Section 8.
- iii. Section 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be used in connection with the development. The site is in close proximity to local bus services. The development would not change the existing circumstances.
- vi. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The development would be relatively dense in a tightly

constrained site. However, given the composition of existing built form and the improvements delivered by the quality of the development, it is considered that the development is appropriately related to its context. The formation of flat roof extension would reflect characteristics of existing built form within the site.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG, which have been appropriately responded to:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood Risk
- iv. Health and well-being
- v. Noise

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The revised development would improve the appearance of the host building and secure its refurbishment. The development would be appropriately related to the composition of built form within the site and would deliver positive benefits in terms of the design and composition of the roofscape. Policy SP1 would therefore be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas) -States that opportunities for good design to enhance the overall image of the City should be fully realised to reinforce and enhance the local character and context of the development site. In this case, it is considered that the proposed extension would have a limited visual and would be satisfactorily related to the appearance of the existing building. A condition has been included to ensure that matching

material would be used in the construction of the extension. Policy EN1 would thereby be accorded with.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) Has been related to the assessment of the submitted statement detailing measures to reduce CO2 emissions and to secure energy efficiency. These requirements would be responded to through the application of contemporary building techniques and application of materials. On this basis, policy EN4 would be positively responded to.

Policy EN14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. A requirement for drainage improvements has been previously identified in relation to planning permission ref: 133952/FO/2022 - 72 Hathersage Road. Given the proximity of two sites, the inclusion of the same condition would be appropriate pursuant to policy EN14.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

A condition has been included to ensure that bins with the capacity to accommodate waste and recycling are provided as part of the development and appropriately located.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport.

Policy T2 (Accessible areas of opportunity and need) - States that the Council will actively manage the pattern of development to ensure that new development ensuring access by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

In this case, the development site is located in close proximity to local bus routes. The site does not have the capacity to accommodate cycle storage. The mix of uses undertaken within the site would not be affected by the development and there would be no consequential impact in the operation of the highway or substantial impact in terms of noise and disturbance.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area.
- o Effects on amenity.
- o Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- o Community safety and crime prevention.
- o Design for health.
- o Refuse storage and collection.

The development would not change the existing operation circumstances or mix of uses. The impact of additional built form would not have a significantly impact on the streetscene due to its siting, configuration and relationship to neighbouring residential uses. Consistent levels of amenity would thereby be maintained. Existing access arrangement would be maintained (regarding inclusive access) and the principal entrance to the apartments. Issues of crime prevention and security are capable of being addressed. Waste management would be addressed by condition. Policy DM1 would therefore be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following Unitary Development Plan saved policies are relevant to the assessment of the development:

Part 2

Policy DC26 (Development and noise) - The following elements of policy DC26 are considered to be relevant:

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

The development would relate to an existing circumstance in respect of the mix of uses. A condition has been included relating to noise insulation to the apartment and any required externally mounted equipment. It is considered that issues relating to noise attenuation can be addressed to secure accordance with policy DC26.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, sufficient information has been provided to facilitate the appropriate assessment of the development and further negotiation was therefore not required.

Principle of the development –It appears that the existing 2-storey side extension is an historic addition to the application property but it is not referenced in planning records. An internet search shows that the extension was in place in 2008. The development has therefore been appropriately related to the composition of the existing built form comprising the application property. The development would retain the existing mix of retail and residential uses within site. The formation of a three bedroom flat has been historically established and the development would improve the quality of accommodation and increase the provision by one bedroom. The configuration of the development would be appropriately related to the surrounding context, including neighbouring residential uses. The principle of the development is therefore considered to be acceptable.

Future use of the development - A condition has been discussed and agreed limiting the future use of the first floor apartment to a Class C3 (a) dwelling. This condition has been included in the interests of residential amenity and aid the future management of the site.

Noise – The development site is located within a shopping parade with a resulting level of background noise associated with the proximity of the site to the busy junction of Hathersage Road and Upper Brook Street and nearby hospital and health car uses. An associated level of disturbance is thereby likely to occur. Notwithstanding the above, it is considered that the attached condition would secure appropriate acoustic insulation of the proposed first floor flat.

A separate condition has been included to ensure that any externally mounted equipment required in support of the development is appropriately acoustically insulated.

Waste Management – The applicant has indicated an area for the storage of waste and recycling within an enclosed yard area. Whilst the retained yard appears to have the capacity to accommodate required bins the transit route to a collection point is not apparent as the rear of the site is enclosed by boundary walls and neighbouring buildings. It is noted that bin storage has been indicated within the forecourt area. A condition has been included requiring approval of waste and recycling details before the occupation of the development relating to the residential and expanded retail uses.

Land conditions – In response to identified historic land conditions and the comments of Environmental Health conditions have been included in relation to the following:

- i. The installation of proprietary gas membrane, which should be approved prior to the pre-commencement of the development.
- ii. A watching brief condition to ensure that land contamination issues identified following the implementation of the development are appropriately addressed.

Siting – The relationship of the nearest part of the eastern elevation to Darbshire House to the application site would be maintained. The adjoining eastern elevation of Darbshire House would maintain a minimum distance of 12 metres the western elevations of the development, which would be acceptable given their composition in blank brickwork. The impact would be reduced by retained space within the application site, including space above the single storey flat roof. The siting of the development would be acceptable, in a locality characterised by relatively dense development and notable rearward projection of built form.

Height, scale and massing - The proposed 2-storey extension would be appropriately related to the height of the existing 2-storey extension and eaves of the main building. The development would be related to staggered configuration of the rear roofscape thereby giving articulation to the configuration of built form. Within the surrounding context the scale and massing of the development is considered to be acceptable.

Design - The development would be related to a simple elevational form that has been related to the characteristics of the existing building and previous extensions. The proposed additions would not be readily visible from the surrounding streets and are considered to have limited impact. In this context and in this instance the proposed design and form of development is considered to be acceptable subject to the conditioned requirement for the use of matching materials.

Accessibility - There would not be any changes to the existing circumstances although a rear external access and associated steps to the first floor would be removed as a result of the proposal.

Residential amenity – The development would meet the residential space criteria for a 4 bedroom, and upto 6 person occupation. See also above, consideration about occupation levels in relation to the use of the property as a C3 a residential property and the recommended imposition of a condition to reflect this.

Obscured glazing - A glazing condition has been included relating to the new bathroom window in the northern elevation. This condition is necessary in the interest of residential amenity.

Crime and Security - It is considered that appropriate security measures can be incorporated into the development and a related informative has been included.

Reducing carbon emissions and sustainable design - The development would be constructed using contemporary building techniques including arrangement for thermal insulation.

Flood risk and drainage – As discussed, a condition relating for drainage improvements and satisfactory connections was identified in relation to planning permission ref: 133952/FO/2022 - 72 Hathersage Road. Given the proximity of two sites, the inclusion of the same condition is considered to be appropriate.

Car parking and highways issues - There would be no change in the existing circumstance. The development would relate to existing uses and operations and an increase in car usage or traffic generation is not anticipated. The development is local in a highly sustainable location, in respect of access to public transport, thereby reducing reliance on private car ownership and usage.

Cycle storage – The configuration of the rear yard and restrictions to its access would not facilitate the appropriate secure cycle storage.

Construction Management Plan (CMP) - Given the magnitude of the development and availability for rear access to the site, a CMP condition is not considered to be necessary.

Waste management – The applicant has identified an area within the rear yard of the site. However, it is not apparent how these bins could be accessed due to the configuration of the site and restriction to access to the yarded due to the position of boundary walls and neighbouring buildings. A condition has been included to ensure that a more comprehensive waste and recycling management strategy that would improve the existing waste storage and collection measures.

Noise attenuation - A noise attenuation condition has been included to secure appropriate acoustic insulation of the proposed flat. A separate condition has been included requiring noise attenuation to any external plant and equipment installed in support of the development. These measures are required to safeguard residential amenity.

Opening and servicing hours – The development relates to an historically established ground floor Class E unit. It would be unreasonable to attach an hours restriction relating to opening and servicing in these circumstances.

Conclusion - On this basis, it is considered that the development is acceptable and, subject to conditions, meets the requirements of and satisfactorily accords with Core Strategy for the City of Manchester, Unitary Development Plan saved policies and the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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 this case, sufficient information has been provided to facilitate the appropriate assessment of the development and further negotiation was therefore not required.

Condition(s) to be attached to decision for approval

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council and local planning authority on 24 November 2023, 30 November 2023 and 23 January 2024:

Planning application forms

Location plan with a red edge

Proposed floor plans Ref: 2074/3

Proposed elevations Ref: 2074/4 (attached to Building Design Services email of 23 January 2024).

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

3) The materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing building, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) a) Before the occupation of the development, a scheme for acoustically insulating and ventilating the proposed residential accommodation against noise from Hathersage Road and other identified noise sources, including the ground floor Class E use, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the first floor flat, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

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

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

7) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of

landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Core Strategy for the City of Manchester.

8) Upon implementation of the development, a 'watching brief' shall be maintained and respond to any ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied. If such contamination is encountered, then development shall cease and/or not occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed Remediation Strategy. Before the occupation of the development, a post completion to shall be submitted and approved in writing by the City Council as local planning authority confirming that land contamination has not been encountered or the development has been undertaken I accordance with the agreed 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 policies SP1,EN19 and DM1 of the Unitary Development Plan for the City of Manchester.

9) Prior to the installation of any drainage scheme the details of a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion. The proposed design must consider existing drainage structures on site which drain off site areas, ensuring that these structures are not compromised by the proposed layout.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy for the City of Manchester.

Informatives

1) 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

2) Waste and recycling management – The required management plan should include:

- i. Estimated volumes and types of waste produced by the development;
- ii. Details of internal and external stores for both waste and recycling, including any plans and designs;
- iii. Location of the proposed collection point and details of the route the collection vehicle will take;
- iv. Details of how waste will be transferred between stores and to the collection location;
- v. Details of number and capacity of bins proposed and collection frequency.

Further information can be found via:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

3) It is recommended that all new locks, doors, windows, glazing and other security measures should meet Secure by Design for Security specifications.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Room 28, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 22, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 21, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 33, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 27, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Rear Of, 68 Hathersage Road, Manchester, M13 0FN
First Floor, 74 Hathersage Road, Manchester, M13 0FN
72 Hathersage Road, Manchester, M13 0FN
Room 37, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 34, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 10, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 17, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 24, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
68 Hathersage Road, Manchester, M13 0FN
Flat Above, 70 Hathersage Road, Manchester, M13 0FN
70 Hathersage Road, Manchester, M13 0FN
Room 13, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 14, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 8, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 23, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 18, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
90A Carmoor Road, Manchester, M13 0FB
Room 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 32, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 19, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 38, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 26, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 30, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 11, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 29, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 20, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 40, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 36, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 31, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 35, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 39, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 15, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 16, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 25, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 12, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW

Room 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW

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: NORTH AREA