



Planning

Growth & Development

Delegated officer report for planning application

Application no. 134556/FO/2022

Date registered valid: 31 August 2022

Proposal: Change of use from retail (Class E) to hot food takeaway (sui generis) with new shop front and erection of extraction flue

Address: 645 Stockport Road, Manchester, M12 4QA

Ward(s): Longsight Ward

Applicant: Mr Faisal Al-Badri, 645 Stockport Road, Manchester, M12 4QA

Agent (if any): Mr Ahmed Choudhry, Nada Architects, 169 Kingsway, Manchester, M19 2ND

Case officer: Carl Glennon
Tel: 0161 234 4530
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Recommendation: Approve

Date of recommendation: 24 April 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 August 2022

Standard consultations:

Printed: 5 September 2022

Expired: 26 September 2022

Neighbour notifications

Printed: 5 September 2022

Expired: 26 September 2022

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

The application site is located on the east side of Stockport Road and situated between Longsight and Levenshulme District Centres. The application relates to the ground of a centrally positioned vacant Class E unit. It forms part of a 16 unit parade of Class E and take away (sui generis) uses. The ground floor of the property has previously used as a money exchange business with an ATM installed within its display window with a projecting housing box.

The parade consists of 2-storey premises with red brick elevations to upper floors with red-brick elevation and grey slate roofs with dormer extensions above. The adjacent highway incorporates lay-by car parking. The use applied for has commenced since the submission of the planning application. Residential uses are located at first floor level. The area to the east and west of the site is predominantly residential, Crowcroft Park is located to the south of the site. The parade does not have a continuous building line due to changing eaves levels and the formation of a larger dormer roof features spanning Nos 645 and 647 Stockport Road.



Fig. 1 – Views of the application site from Stockport Road



Fig. 2 – Views to the rear of the application site viewed from Sullivan Street

Description of development

The proposed development comprises of:

- i. Change of use of the ground floor 645 Stockport Road as a hot food take-away (HFTA) with ancillary seating (within the ground floor customer area) and ancillary basement storage. The rear yard is enclosed by flat roof extensions that adjoin a 2-storey outrigger. This arrangement would allow the formation of a commercial kitchen, WC and storage area beyond the proposed serving counter. A bin storage area serving the ground floor HFTA use and upper floor residential use (Class C3) would be formed within an existing storage room. It would access via a pair of externally opening doors. A new doorway would also be formed to provide rear access.
- ii. The installation of a replacement fume extraction flue that would adjoin the rear gable elevation of a 2-storey pitched roof outrigger. The height of the flue would correspond the height of a retained chimney stack and posited 1.5 metres above the eaves line of the main roof.
- iii. A new shopfront that would have a height of 2.9 metres above ground level, terminating at the base of the fascia signage. The shopfront would be contained within the existing opening and the adjoining doorway the upper floor flats would be retained. The shopfront would be fully glazed within metal fittings. It would incorporate a single display window and single leaf doorway with a retained stepped entrance.

The following opening hours have been proposed: Monday to Sunday (including bank holidays): 10.00 am to 1.00 am.

Site history

- i. 121166/FO/2018 (Approved – 30 October 2018) - Retrospective application for the retention of an ATM within the shop front
- ii. 121167/AO/2018 (Approved – 30 October 2018) - Retrospective application for the retention of internally illuminated signs attached to ATM within the shop front
- iii. 134557/AO/2022 (Approved 26 September 2022) - Installation of internally illuminated fascia signage incorporating raised lettering.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services - No objection but the following comments have been made:

- i. Given its district centre location the site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities;
- ii. It is not anticipated that the proposals would generate a significant increase in the level of vehicular trips and network capacity concerns are not raised. It is likely that some trips will be made in conjunction with other linked trips that are already on the local network;
- iii. The lack of on-site parking is acceptable given the context and location of the site. within a district centre. Adjacent on-street parking is provided in the form of free, two hour limited waiting bays;
- iv. It is recommended that some form of secure cycle storage is provided, particularly for staff use;
- v. The proposed waste management arrangements are acceptable to Highways;
- vi. Pedestrian access is being retained from Stockport Road, which is acceptable from a highway perspective;

vii. The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams.

Environmental Health – The following comments have been received:

- i. The proposed waste management proposals are acceptable and should be conditioned to the development;
- ii. The development should be related to a noise report so that the impact on residents can be assessed and the requirements for noise attenuation and opening hours can be appropriately informed;
- iii. Details of the kitchen fume extract scheme should be conditioned.

Greater Manchester Police – No objection but the following security recommendations have been made:

- i. Any new external fittings should be certified to Secured by Design standards;
- ii. Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass to an appropriate standard;
- iii. A CCTV system should be included within these premises and should be capable of monitoring the following areas: external doorways, all internal spaces;
- iv. Signage should be displayed to indicate the areas of the premises that are restricted to staff only;
- v. Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only;
- vi. Dusk till dawn lighting should be installed above all external doors.

Issues

National Planning Policy Framework (NPPF) – This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in September 2023. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development and the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant:

i. Chapter 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. The development would be appropriately related to the streetscene thereby securing appropriate natural surveillance. The development is capable of incorporating appropriate security measures and the comments of GM Police Design for Security have been related to the development as an informative. It is considered that the conditions to be attached to the development would safeguard the amenity and well-being of neighbouring residents. Chapter 8 would thereby be accorded with.

ii. Chapter 9: Promoting sustainable transport States that in assessing specific applications for development, it should be ensured that:

- a. The potential impact of development on transport networks can be addressed;
- b. Provide opportunities for walking, cycling and public transport use (Paragraph 104).

It is considered that, given the magnitude of the development, the generation of traffic and vehicular movement would be predictable and capable of being accommodated within the local highway infrastructure. Although, off-street car parking would not be provided the site benefits from lay-by car parking. The constraints of the site and limited space within it, would prevent the provision of secured cycle storage would be provided within the site and the site is located on a bus route and is considered to be in a sustainable location. The development would thereby be appropriately related to Chapter 9.

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

- i. Consultation and pre-decision matters - The PPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application.
- ii. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making;
- iii. Noise - Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. The PPG sets out the potential approaches to responding to noise and appropriate mitigation, which have been applied in the consideration of the proposed development and the intensification of the residential use.

It is considered that the development accords with the above guidance relating to points (i) and (ii). Impacts relating to noise would be addressed through the recommended condition.

The Places for Everyone Plan is a Joint Development Plan Document - Provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the

Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The following policies are relevant to the consideration of the development:

- JP-S1 – Sustainable Development – It is considered that the development would secure a sustainable use for the property and potential harm could be managed through operational conditions.

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. 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.

It is considered that the development would respond positively to the objectives of policy SP1 though the provision of a sustainable use for part of the building with contribution to local employment provision. The impact of the development would be capable of being mitigated through condition. Policy SP1 would thereby be accorded with.

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

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

The applicant has provided waste management arrangements that are considered to be acceptable and capable of being implemented and managed through condition. Policy EN19 would thereby be complied with.

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

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

As stated, the application site benefits from car parking bays that would also facilitate servicing. It is also situated on a major bus route that runs between Longsight and Levenshulme District Centres. On balance, policies T1 and T2 would be accorded with accessibility via sustainable transportation modes.

Policy DM1 Development Management - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding 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;
- Effects on amenity, including noise, vibration and road safety and traffic generation;
- Accessibility;
- Community safety and crime prevention;
- Design for health;
- Refuse storage and collection.

The development has been informed by the constraints of the application property, which have prevented changes to the existing stepped entrance. As discussed in it is considered that condition can be included to ensure that the development can be managed to safeguard residential amenity and well-being. The recommendations have been related to the development as an informative an appropriate waste and recycling arrangements have been provided and related to the development by condition. The development would thereby accord with policy DM1.

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

Policy DC10 Food and Drink Uses - This policy (DC10) is relevant to the proposed development and particular consideration has been given to the following:

Policy DC10.1 - States that, in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises, the Council will have regard to:

- a. The general location of the proposed development, including any reference to the area in other policies in the development plan;
- b. The effect on the amenity of neighbouring residents;

- c. The availability of safe and convenient arrangements for car parking and servicing;
- d. Ease of access for all, including disabled people;
- e. The storage and collection of refuse and litter.

It is considered that points (a-e) would be accorded with for the reasons set out above.

Policy DC10.2 -States that the Council will normally accept the principle of developments of this kind (food and drinks uses) in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices. The development relates to a 16 unit parade and the above locational requirements would therefore be accorded with.

Policy DC10.4 - Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

It is considered that the submitted information demonstrates that the proposed use can be accommodated within a site. Conditions relating to the implemented of submitted site management arrangements and the on-going management of the premises would provide suitable safeguards to residential amenity. It is thereby considered that policy DC10 would positively responded to and accorded with.

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

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

Policy DC26.4 - Requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This is particularly relevant given the proximity of the site to established residential uses above the application property.

Policy DC26.5 - Has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

It is considered that related noise issues are capable of being addressed through a noise attenuation condition and its requirement for an acoustic report. The included conditions would deliver appropriate insulation and attenuation before the development is brought into active use. Residential amenity would thereby appropriately safeguarded to secure compliance with policy DC26.

Hot Food Takeaway Supplementary Planning Document March 2017 – The development site is not located in a district or local centre, SPD policies 1 (Vitality and viability) and 2 (Amenity etc) would not be applicable. It has been necessary to assess the development with reference to SPD Policy 3 Hot Food Takeaways and Schools, which states that: where a hot food take away is proposed within 400 metres of a primary or secondary school, and the proposal meets

planning policy in other respects, planning permission will only be permitted subject to the condition that opening hours are restricted to the following:

A primary school: the hot food takeaway is not open to the public between 3.00 pm to 5.30pm on weekdays.

A secondary school: the hot food takeaway is not open to the public before 5.30pm on weekdays.

The application site is within 400 metres of several primary schools and the opening hours have been conditioned to ensure compliance with the HFTA SPD.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are of particular relevance and have been positively responded to:

- i. Section 2 Design
- ii. Section 3 Accessibility
- iii. Section 8 Community Safety and Crime Prevention

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 of how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, officers have engaged in discussion with the applicant's agent regarding identified issues relating to fume extraction, noise attenuation and opening hours. These discussions have enabled the appropriate assessment of the development and informed the detail of agreed operational conditions.

Principle of the development – The development would meet the policy requirements for the locational of hot food take aways. Whilst the host parade is relatively large, its does not constitute a local centre. Therefore, the HFTA SPD requirements relating to the concentration and clustering of such uses would not apply. Notwithstanding the above, its is considered that the parade comprises of a variety of retails and commercial uses and its vitality and viability would not be compromised by the development. The existing shopfront had fallen into disrepair and would be enhanced by the development. It is considered that the development would be capable of being managed through included conditions. The principle of the development is therefore considered to be acceptable.

Condition – As works associated with the development have commenced, the usual three year implementation condition has not been included.

Use - A condition has been included to ensure that the development specifically relates to the use of the ground floor of 645 Stockport Road as a hot food take-away with ancillary seating (within the ground floor customer areas and ancillary basement storage as shown on approved drawings).

Design – The proposed shopfront has a simple configuration with a predominantly glazed composition in lightweight metal fittings. The shopfront would appropriately relate to the parade and positively contribute to the appearance of the streetscene. Details relating to the appearance of the extraction flue would be addressed through the conditioned details.

Roller shutters - Although the applicant's agent has indicated that existing roller shutters are to be retained, this has not been demonstrated in the application drawings. It also appears that new roller shutters have been recently installed and fail to meet the required standards of design, specification and appearance. A condition has been included to exclude installed shutters from the determined development. This approach clearly identified the installation of roller shutters as being unauthorised and allows this issue to be reviewed and, if required, pursued through enforcement action.

Accessibility - The constraints of the application property, including changes to internal floor levels. The development would not change the existing circumstances and the lack of inclusive access is balanced against benefits of bringing the application property back into active use.

Highways issues – The development relates to a busy retail and commercial location and related activity would be capable of being absorbed into the existing circumstances. The development would not be supported with off-street car parking but the site benefits from adjacent bays to facilitate customers parking and servicing. Waste collection would be undertaken via Sullivan Street thereby reducing disruption to Stockport Road. On balance, it is not considered that the development would impact upon the adjacent highway.

Opening hours – Hours of 8.00 am to 1.00 am, Monday to Sunday (including bank holidays) have been proposed. The proposed hours would exceed the hours permitted in relation to nearby HFTAs. It is anticipated that the proposed will need to be reduced. However, in the absence of the noise survey requested by Environmental Health, the extent of this reduction will need to be assessed as requirement of the included acoustic condition. The applicant has agreed to this condition.

Servicing - A condition has been included to relate the servicing the site to the following hours:

7:30 am to 8:00 pm, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Crime and Security – The rear of the application site benefits from natural surveillance from Sullivan Street. It is considered that appropriate security arrangements can be delivered as part of the development. The recommendations of GMP Design for Security are related to the development as an informative.

Residential amenity - The relationship between the proposed use and the upper floor apartment would be consistent with comparable circumstances in the locality. Any potential harm is therefore capable of being managed through the included operational conditions. Activity associated with the proposed use is likely to be focussed on the Stockport Road frontage, Activity to the rear (potentially affecting houses on Sullivan Street) would be limited to waste management and the operation of the extraction flue, which would be managed through conditions. On balance, the development would have a satisfactory relationship to neighbouring residential uses.

Waste management - The applicant has provided sufficient detail to demonstrate that waste and recycling can be managed within the application site, in relation to the existing and proposed HFTA use. On this basis, it is considered that appropriate provision can be delivered as part of the development.

Noise - Discussions with the applicant have not secured the submission of scheme to secure the submission of a scheme for the attenuation of noise to the residential accommodation against noise from the ground floor use. A condition is included relating the insulation of the

residential use against noise break out. A separate condition has been related to noise insulation of external plant and equipment. It is considered that these conditions would provide appropriate safeguards to residential amenity.

Conclusion – On balance, it is considered that the development would be appropriately related to the context of the site with its operation suitably managed by condition.

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, officers have engaged in discussion with the applicant's agent regarding identified issues relating to fume extraction, noise attenuation and opening hours. These discussions have enabled the appropriate assessment of the development and informed the detail of agreed operational conditions.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 1 August 2022 and 31 August 2022:

Planning application forms

Location plan with a red edge

Existing and proposed GA floor plans Ref: (02)001(PL2)

Proposed general site plans & elevations Ref: (03) 001 (PL2)

Design and Access Statement Ref: (96) 001 PL0 by NADA Architects dated 20 June 2022.

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

2) The development relating to the installation of new shopfront to the ground floor elevation of 645 Stockport Road shall be implemented in accordance the materials and specifications detailed in drawings and documents referenced:

Planning application forms

Existing and proposed GA floor plans Ref: (02)001(PL2)

Proposed general site plans & elevations Ref: (03) 001 (PL2)

Design and Access Statement Ref: (96) 001 PL0 by NADA Architects dated 20 June 2022.

The implemented details shall be maintained in situ at all times thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Notwithstanding the detail of drawings referenced: Existing and proposed GA floor plans Ref: (02)001(PL2), Proposed general site plans & elevations Ref: (03) 001 (PL2) and Design and Access Statement Ref: (96) 001 PL0 by NADA Architects dated 20 June 2022, the planning permission hereby granted does not confer consent for the installation of roller shutters and associated housing boxes and fittings.

Reason – For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The development hereby approved relates to the ground floor use of 645 Stockport Road as a hot food take-away with ancillary seating (within the ground floor customer areas and ancillary basement storage as shown on approved drawings referenced: Existing and proposed GA floor plans Ref: (02)001(PL2).

Reason – For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Within two months of the date of the permission hereby granted, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall include details of the appearance of the extraction flue and its colour treatment and shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC10 and DC26 of the Unitary Development Plan.

6) a) Within two months of the date of the permission hereby granted, a scheme submitted to and approved in writing by the City Council as local planning authority to secure a reduction in the level of noise emanating from the equipment any externally mounted ancillary equipment required in support of the development. The scheme shall be related to an acoustic report to secure appropriate attenuation of noise affecting noise sensitive uses and include measures detailing acoustically insulation.

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. The development shall be maintained in accordance with the approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) a) Within two months of the date of the permission hereby granted, a scheme comprising an acoustic report shall be submitted to and approved in writing by the City Council as local planning authority, including an assessment of potential noise impacts from noise break out from the authorised hot food take away (sui generis) on immediate residents of upper floor residential accommodation. The scheme shall and set out appropriate measures for noise attenuation and acoustic insulation.

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. The development shall be maintained in accordance with the approved details.

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 policies DC10 and DC26 of the Unitary Development Plan.

8) Within two months of the date of the permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the proposed opening hours of the authorised ground floor hot food take away. The opening hours shall be related to the detail of an approved acoustic assessment and shall be implemented upon commencement of the authorised use and maintained in situ thereafter.

Notwithstanding the opening hours agreed, as part of the approved noise survey, the authorised hot food take away shall not open to the public between 3.00 pm and 5.30pm on weekdays.

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, saved policies DC10 and DC26 of the Unitary Development Plan and policy 3 Hot Food Takeaways and Schools of Hot Food Takeaway Supplementary Planning Document March 2017.

9) No loading, unloading shall be carried out on the site, including waste collection, outside the hours of:

Monday to Saturday - 7:30 am to 8:00 pm;

No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

10) The authorised development shall be fully implemented in accordance with the submitted scheme for waste and recycling management comprising: Existing and proposed GA floor plans Ref: (02)001(PL2); Proposed general site plans & elevations Ref: (03) 001 (PL2) and Design and Access Statement Ref: (96) 001 PL0 by NADA Architects dated 20 June 2022. The approved scheme shall be in place upon commencement of the authorised hot food take away use and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Informatives

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

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

2) It is recommended that the development incorporates the following security measures:

- i. Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.
- ii. Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.
- iii. A CCTV system should be included within these premises and should be capable of monitoring the following areas: external doorways, all internal spaces.
- iv. Signage should be displayed to indicate the areas of the premises that are restricted to staff only.
- v. Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.
- vi. Dusk till dawn lighting should be installed above all external doors.

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

1A Sullivan Street, Manchester, M12 4WS
9 Sullivan Street, Manchester, M12 4WS
8 Sullivan Street, Manchester, M12 4WS
6 Sullivan Street, Manchester, M12 4WS
5 Sullivan Street, Manchester, M12 4WS
4 Sullivan Street, Manchester, M12 4WS
3 Sullivan Street, Manchester, M12 4WS
2 Sullivan Street, Manchester, M12 4WS
7 Sullivan Street, Manchester, M12 4WS
Jilanis, 655 - 657 Stockport Road, Manchester, M12 4QA
Flat 2, 657 Stockport Road, Manchester, M12 4QA
Flat 2, 655 Stockport Road, Manchester, M12 4QA
Flat 2, 653 Stockport Road, Manchester, M12 4QA
First Floor, 1 Sullivan Street, Manchester, M12 4WS
Ground Floor, 1 Sullivan Street, Manchester, M12 4WS
651A Stockport Road, Manchester, M12 4QA
Ground Floor, 647 Stockport Road, Manchester, M12 4QA

Flat 1, 653 Stockport Road, Manchester, M12 4QA
Flat Above, 641 Stockport Road, Manchester, M12 4QA
651 Stockport Road, Manchester, M12 4QA
639A Stockport Road, Manchester, M12 4QA
Flat 1, 657 Stockport Road, Manchester, M12 4QA
Flat 1, 655 Stockport Road, Manchester, M12 4QA
Flat 1, 645A Stockport Road, Manchester, M12 4QA
645A Stockport Road, Manchester, M12 4QA
Flat 2, 637 Stockport Road, Manchester, M12 4QA
647 Stockport Road, Manchester, M12 4QA
Flat 1, 637 Stockport Road, Manchester, M12 4QA
655 Stockport Road, Manchester, M12 4QA
639 Stockport Road, Manchester, M12 4QA
647A Stockport Road, Manchester, M12 4QA
644 Stockport Road, Manchester, M12 4GA
1 Sullivan Street, Manchester, M12 4WS
657 Stockport Road, Manchester, M12 4QA
653 Stockport Road, Manchester, M12 4QA
649 Stockport Road, Manchester, M12 4QA
643 Stockport Road, Manchester, M12 4QA
641 Stockport Road, Manchester, M12 4QA
637 Stockport Road, Manchester, M12 4QA

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA