

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137446/FO/2023

Date registered valid: 11 July 2023

Proposal: Change of use of first and second floors and roof space to create 3 self contained flats (Class C3), together with the erection of a rear roof dormer and associated elevational alterations involving a new shopfront.

Address: 478 Cheetham Hill Road, Manchester, M8 9JW

Ward(s): Crumpsall Ward

Applicant: Mr Zac Nabi

Agent (if any): Mr Syed Helal Uddin, SHUAS

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 17 Aug 2023

Standard consultations:

Printed: 18 July 2023 Expired: 8 August 2023

Neighbour notifications

Printed: 18 July 2023 Expired: 8 August 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: N/A

Number 478 Cheetham Hill Road sits within the Cheetham Hill District Centre, which comprises of a mix of uses ranging from commercial uses, some of which have residential accommodation above.

This application seeks consent for a change of use of first and second floors and roof space to create 3 self-contained flats (Class C3), together with the erection of a rear roof dormer and associated elevational alterations involving a new shopfront.

Access is gained to the proposed second floor flat via a new staircase situated at the front entrance door of the premises.

Planning History

077543/FO/2005/N1 Erection of part one part 3 storey extension to rear and remodelling of existing shop front: Withdrawn.

136552/FO/2023 Erection of three storey rear extension, elevational alterations and rear roof dormer to create enlarged retail unit to ground floor (Class E), 8 bedroom house in multiple occupation (sui generis) to first and second floors and 1 bedroom, self-contained flat (Class C3) with the roof space: Withdrawn.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

The Highways Team - were consulted and requested a cycle storage condition be attached to the consent.

Environmental Health- construction management, noise attenuation, external plant and an air quality condition has been attached to the consent.

The Flood Team- were consulted and commented the applicant should design and construct drainage system 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 EN14 & EN17 of the Core Strategy. and recommended an informative be added to the consent.

Greater Manchester Police- were consulted and recommended security measures to be incorporated into the scheme. Therefore, an informative has been added to the consent.

Issues

Policy

The National Planning Policy Framework (NPPF) (July 2021)

The NPPF sets out Government planning policies for England and how these are expected to apply. The NPPF has a presumption in favour of sustainable development which has an economic, social and environmental role. Development that accords with the development plan should be approved without delay. Where an application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes) - The proposals would provide 4 new homes within a sustainable location.

Section 6 - (Building a strong and competitive economy) - The proposal would provide employment during the construction period.

Section 8 (Promoting healthy and safe communities) - The proposals have been designed with safety and security in mind.

Section 11 (Making Effective Use of Land) - The proposal would make effective use of land utilising previously developed site in an urban location.

Section 12 (Achieving Well-Designed Places) - It is considered that the proposals reflect the local character in terms of height, scale, design, and massing and would achieve a well-designed place.

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

The Core Strategy was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. The relevant Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported. Policy DM1- Development Management Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:

- 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. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

H1 - Housing

This is the overarching housing policy for the city with an emphasis on housing provision in the North, East, City and Inner Areas of Manchester until 2027. Outside the Inner Areas the emphasis will be on increasing the availability of family housing with 90% of residential development provided on previously developed land. New developments are expected to take advantage of existing buildings where appropriate through refurbishment or rebuilding works.

H3- North Manchester

Policy H 3 sets out the housing policy for North Manchester and states that the area, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are extant within the planning process. Of relevance to this application is saved policy DC1 - Residential Extensions.

DC1 - Residential Extensions

Saved policy DC1-4, states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,
- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Manchester Residential Quality Guidance - 2016

This document provides guidance on the direction that development should take in the city to deliver sustainable neighbourhoods of choice. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and the City's target of carbon neutrality by 2050.

Policy DC 14 - Shop fronts and related signs

Policy DC14.1 - Is relevant as the proposal involves the installation of a new shop fronts. It requires assessment to ensure that proposals are compatible with the character of the application property and adjoining buildings and shopfronts.

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

The proposal will contribute towards the housing growth strategy, ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

The proposal will add to the diversity of residential accommodation in the area.

Due to the location of the building close to a high frequency transport route and as a living accommodation already exists within the host building and neighbouring floorspace within the upper floors, the principle of a flat conversion can be supported in this location.

Specific planning issues are outlined further below.

Residential Amenity

Policies DM1 and SP1 of the Core Strategy advocate that consideration should be given to effects of development upon the amenity, living conditions and the well-being of residents.

In this instance, the proposed development will introduce a residential use into the context of mixed-use environment, involving neighbouring and upper floor residential uses.

The small increase in the number of occupiers is considered unlikely to result in a negative impact upon the living condition of neighbouring occupiers, as a consequence of increased activity or any associated noise and disturbance.

Conditions have been included in relation to waste management, construction management, acoustic insulation and a C3 use restriction to prevent an over intensification of use.

Only newly introduced obscure glazed windows are proposed for the side elevation. Therefore, the proposal should not unduly impact neighbouring occupiers' privacy or outlook. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Visual amenity and character of the area

Dormer

Residential Amenity

The applicant proposes the installation of a rear dormer extension which would extend across the roof set down slightly from the ridge line of the original roof height and in from the side walls of the building. Two windows are proposed which overlooks the rear. Given the distance to rear

boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the dormer is set back from the eaves. This is considered to be an acceptable addition to the roof of the property and is therefore not considered to provide a detrimental outlook on the adjoining properties or the surrounding area and is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The location of the dormer is on the rear and would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the rear dormer is considered can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed dormer is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed dormer is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

In terms of the materials, the dormer is clad in tile that match the roof tiles. They are considered to be an acceptable choice given the design of the dormer. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Elevational Alterations

The elevational alterations include the installation of a new shop front. The existing entrance is recessed. The proposed shopfront is planar glazed and is consistent in design terms with the shopfronts along the parade which the application site is situated. Two additional windows are inserted into the front elevation and six windows are inserted into the rear elevation.

The application proposals seek to modernise and renew and existing shop front. It is noted that properties on this parade do not retain historic upstands below shop windows and differing first and second floor window arrangements exist along the parade.

The elevational alterations aspect of the proposal is not considered to give rise to any greater impact on residential amenity, the location of the customer entrance would remain similar to that which currently exists.

Waste Management

A condition has been included which requires further details of the bin store area and its enclosure, and to ensure adequate recycling arrangements. There are only three flats proposed so the waste strategy needs to be based on low rise properties and therefore bins need to be provided for the all the waste streams. The waste strategy is not accepted in its current form. The retail unit will need to provide a separate waste strategy once a tenant is known to cover their specific waste requirements. The commercial bins also need to be stored separately and securely from the residential bins. A waste condition has been added to the consent.

Impact on the Highway

Whilst the City Council does not have any prescribed standards for residential proposals, policy T2 of the Core Strategy and saved policy DC5 of the UDP state that all new developments, including flat conversions, should provide appropriate car parking facilities. Policy SP1 goes on to state that new developments should 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 adopted highway extends to the back of the footway on Cheetham Hill Road. No waiting at any time and limited no loading traffic regulation orders are in operation on Cheetham Hill Road in addition to limited 1 hour loading bays along the site frontage. The surrounding residential streets are also subject to car parking restrictions.

ACCESSIBILITY - The site is located on Cheetham Hill Road to the north of Manchester City Centre. Bus stops are present along Cheetham Hill Road in addition to bus lanes and bus priority measures.

CAR PARKING PROVISION - It is understood that no car parking will be provided for the three proposed dwellings. Given the low number of dwellings and high-quality bus infrastructure, the lack of car parking provision is acceptable to highway.

CYCLE PARKING PROVISION - No cycle parking is indicated on the proposed plans, highways would recommend that cycle parking provision is made available within the yard to the rear of the development.

Climate change

It is considered that the proposed development would result in a negligible change in air quality.

Given that the proposal will result in the addition of 3 flats and due its situation close to a busy public transport route, it is considered unlikely that there would be any harmful contribution to air quality or climate change.

However, Environmental Health recommends that given the close proximity the residential units are to Cheetham Hill Road a scheme for a clean air intake shall be submitted 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 had been attached to the consent.

Quality of Accommodation

The government's nationally described space standards set out minimum gross internal areas (GIAs) for new dwellings. The flat meets the minimum sizes. In addition, all of the habitable rooms are generously sized and regularly shaped, and benefit from good light and outlook. The flats will provide future occupiers with an acceptable standard quality internal living accommodation.

There is access to numerous green spaces within minutes of the application site. It is not possible to provide dedicated private amenity space due to the constraints of the site. It is common for upper-floor flats in converted buildings on terraced streets to not benefit from private amenity space.

Security

Greater Manchester Police raised no objections to the proposal. Access to the flats is gained via the front of the building and recommended security measures to be incorporated into the proposal and an informative has been added to the consent.

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. Alterations to the scale, siting and appearance of the proposed dwellings have been sought through the course of the application. The proposal is considered to be in accordance with the Development Plan and therefore determined in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

1947 VER:2 Proposed Layout, received electronically on the 6 November 2023, Site Plan and Location Plan, received on the 30 June 2023.

The Waste Management Proforma, received on the 11 July 2023.

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.

3) Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ 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, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Cheetham Hill 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.

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.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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 safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Core Strategy.

5) The waste management arrangements shall be carried out in accordance with Waste Management Strategy, stamped as received on the 11 July 2023 and the email from Syed Helal Uddin Architectural Design Consultant dated 6 November 2023. The approved scheme shall be implemented prior to the first occupation of the building and shall remain in situ whilst the use or development is in operation and shall include storage space for segregated waste collection and recycling. Internal and external storage areas are required.

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 - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and extant policy DC10 of the Unitary Development Plan for the City of Manchester.

6) Before first occupation the first-floor side wc, the second-floor side bathroom window and the third floor rear shower room windows, shown on drawings numbered 1947 VER:2 Proposed Layout, received electronically on the 6 November 2023, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) No part of the development shall be occupied until space and facilities for bicycle, has been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

8) 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:

Measures to control noise and vibration;

Dust suppression measures;

Compound locations where relevant;

Details of an emergency contact telephone number;

A community consultation plan; and

Sheeting of construction vehicles.

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.

9) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. 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 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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Core Strategy.

10) a) Prior to occupation 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.

11) a) The premises shall be acoustically insulated and treated to limit the breakout 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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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 existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Core Strategy.

12) Prior to the first occupation of the development the hours of operation for the ground floor retail premises are to be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall be the agreed hours for the duration of the development.

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.

13) 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) the second floor of the development 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 2010, 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

14) Prior to the installation of any roller shutters, full details of the proposed roller shutter specification, including colour, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The applicant should design and construct drainage system 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 EN14 & EN17 of the Core Strategy.

2) It is recommended that the flats are fitted with a monitored alarm system with PIR monitors, it should comply with either:

- o BS EN 50131 and PD 6662 for wired systems
- o BS 6799 for wireless systems

The flat entrance doors must be compliant with and certified to BS PAS 24. It is advised that these doors do not have fixed sidelights and are provided with door viewers instead.

Any external bin store should be a secure, lockable and fire-resistant enclosure.

Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

Access control should be installed at the entrance to the flats and be operable by swipe card or fob, and not numeric keypads.

Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors (manual override is also permissible).

External lighting must be provided to the side of the building, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.

The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

Litter removal

Repair to communal areas (lighting, signage, access controls)

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

476A Cheetham Hill Road, Manchester, M8 9JW
480A Cheetham Hill Road, Manchester, M8 9JW
North Manchester Jamia Mosque, 3 Woodlands Road, Cheetham, Manchester, M8 9LF
Community Centre Junction Heath Street, Cheetham Hill Road, Manchester, M8 7ZZ
Ground Floor, 480 Cheetham Hill Road, Manchester, M8 9JW
Northwards Housing, 547 - 549 Cheetham Hill Road, Manchester, M8 9NW
472 - 474 Cheetham Hill Road, Manchester, M8 9JW
Flat 2, 482A Cheetham Hill Road, Manchester, M8 9JW
Flat 1, 482A Cheetham Hill Road, Manchester, M8 9JW
480 Cheetham Hill Road, Manchester, M8 9JW
476 Cheetham Hill Road, Manchester, M8 9JW
482 Cheetham Hill Road, Manchester, M8 9JW

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA