

139210/FO/2024 | 717 Stockport Road

Rebecca Twigg <rebecca.twigg@manchester.gov.uk>

Mon 25/03/2024 11:39

To: Carl Glennon <carl.glennon@manchester.gov.uk>

Hi Carl,

We have considered the information submitted for the above application and provide the below comments. These remain the same as for prior approval application 139057/P3MPP/2024, as it appears that no additional information has been submitted for this full app that satisfies our concerns.

Noise & Fumes:

It is not clear how or if occupants of the proposed first floor flat could be protected from noise (from people and equipment) and fumes/cooking odours from the existing takeaway use of the building. It's understood that the premises has an extant permission (064391/JO/NORTH2/02) to open until midnight Sun-Thurs and until 1am Sat/Sun. As per the below Google Streetview image, the kitchen extract flue appears to terminate on the roof (which is not compliant with current guidance) and is omitted from the submitted drawings. Potential noise and odour impacts on potential future occupants are not stated and no assessment or mitigation is proposed.

Waste & Recycling:

As per the below plan from the LLPG and Google Streetview image, it is not clear that there is a rear storage yard available for residential bins despite this being indicated on the submitted drawings. There appears to possibly be a garage type structure to the rear of the building that's not indicated on the plans and elevation drawings. It is also not clear that residential bins could be made secure from access by the existing commercial use of the premises.



Due to the above issues it is not currently possible to advise whether potential disamenity impacts could be controlled by conditions, and additional information is required to address these concerns before the application may be considered further.

Regards,

Rebecca

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