

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138572/FO/2023
Date registered valid: 4 January 2024
Proposal: Change of use of ground floor to laundrette (sui generis)
Address: 251 Charlestown Road, Manchester, M9 7BD
Ward(s): Charlestown Ward

Applicant: Mr Siddiq Horia Kheil
Agent (if any): Mr Hatami
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **29th February 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 8 January 2024 Expired: 29 January 2024

Neighbour notifications

Printed: 8 January 2024 Expired: 29 January 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a two storey, semi-detached building which occupies an end position, with its gable fronting Charlestown Road.

The property is presently vacant to both storeys and is boarded up. Due to the difference in site levels, the building incorporates both stepped and ramped access to its frontage. It is understood that the building was formerly occupied by a Citizens Advice Bureau.

The property includes a small side yard area, enclosed by a brick wall and a single storey rear extension which extends the full depth of the rear and backs onto a neighbouring footpath that separates the site from a sub-station and residential dwellinghouses beyond.

The building forms part of a small, commercial crescent of similar properties to the northern side of Charlestown Road which includes a pharmacy, retail convenience store, beauty and tanning salons, barbers, off licence, safe and fish and chip shop. Central to the crescent is a small, communal parking area, enclosed by grass verges.

Listed building: Not applicable.

Conservation area: Not applicable.

Tree Preservation Order: Not applicable.

Description of area

With the exception of the commercial parade to which the application property relates, the immediate area is largely residential in character, comprising a combination of dwellinghouses and maisonettes ranging from 1-3 storeys in height situated along tree lined roads with grass verges.

Description of development

Planning permission is sought to the change the use of the ground floor to a laundrette (sui generis).

The floorspace includes a washing machine area to the front half of the building and ancillary staff areas, storage and integral bin store to the rear half. An existing access door provides an opening to the side of the building.

The use proposed hours of opening of 9am to 6pm Monday to Saturday and 9am to 4pm on Sundays/Bank Holidays.

No external alterations are proposed as part of this application.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – Conditions are recommended in relation to acoustic insulation and external equipment.

The submitted acoustic assessment dated 4th January 2023 has been reviewed and the following comments are made:

1. The actual equipment has not yet been selected so the assessment has been based on archive data for a 15-20kg washing machine operating at a measured 70dB from another premises. An updated assessment once the equipment and number of items have been selected and the data provided to the consultant for review is required. The revised assessment would need to provide the cumulative noise level of all the equipment in operation including washing machines and dryers if these are to be installed.
2. The assessment should also include breakout with doors open as quite often premises of this nature operate with doors open for ventilation, especially where dryers are being used and assessment at the receptor above with their window open will be required.
3. Section 5.2.2.1 has provided indicative recommendations for the necessary acoustic upgrades to the separating ceiling. This will need to be revisited and updated once the actual equipment and number has been confirmed and the cumulative noise level assessment has been undertaken and revised recommendations with regard to the internal acoustic ceiling upgrade / treatment if required.
4. Once the revised assessment has been completed with the equipment confirmed and final acoustic treatment to the internal element of the building recommended, then the applicant would need to confirm compliance with the recommendations. Compliance with any agreed acoustic treatment measures will need to be included in the verification report to address part b) of the recommended condition along with actual noise testing with all the equipment in cumulative operation. Measures should be taken to attempt to gain access to the property above to allow validation noise testing of the equipment inside the receptor property with the acoustic treatment works completed. Details of any further acoustic treatment may need to be recommended and complied with where the validation noise testing demonstrates the internal noise limits suggested in the report have been exceeded.

Highway Services – It is noted that the site is located adjacent to the adopted service road off Charlestown Road. The service road operates as a one-way system. To the south of the site is

the adopted Charlestown Road. Adoption of the service road and Charlestown Road extends to the back of the footway.

The following comments are made:

Site Accessibility

The site is accessed by sustainable mode with regular bus services are routed along Charlestown Road.

Parking and Access

There is an existing car park located off the service road via Charlestown Road that can be utilised.

Servicing

Waste storage area is to be located within the site as per the submitted plans. This is acceptable to Highways. No information has been provided on the servicing of waste.

Planning History

047618/FO/NORTH1/95

Conversion of existing shop unit into advice offices, and single storey rear extension to form administration offices. *Approved 19 June 1995.*

Policy

The following policy and guidance is considered relevant to the consideration of this application

- Saved policy DC26 of the UDP;
- Policies DM1, EC1, EN19 and SP1 of the Manchester Core Strategy;
- Places for Everyone (Consultation Draft);
- National Planning Policy Framework (NPPF).

Issues

Principle

The building was previously in uses as offices and situated within an established commercial parade.

The proposed location reflects a typical location for laundrettes and is considered an appropriate use within a local neighbourhood parade which would add to its overall vitality and provide an effective reuse of a vacant premises. On this basis, the general principle of the proposed use is considered acceptable and compliant with the above policy and guidance.

Specific issues are outlined further below.

Residential Amenity

Given the position of the host building within an established commercial parade and due to the former use of the building as Citizens Advice Bureau, together with the relationship of the building with the nearest residential occupiers, it is not anticipated that the proposed use would give rise to dissimilar or harmful levels of pedestrian/vehicular activity.

Whilst there is potential for the operation of washing machines/dryers and/or any associated external equipment to produce undue noise and vibrations which could result in noise transfer or breakout, conditions have been included in relation to necessary acoustic insulation measures, following a noise study of the premises and proposed operation.

A noise study accompanies the application which indicates an acceptable noise climate, subject to insulation measures, including an independent ceiling and at least 2 layers of 15mm acoustic plasterboard. However, the assessment was based on a similar site and not the actual equipment to be used.

An updated assessment is therefore required once the equipment and number of items have been determined. The revised assessment would need to provide the cumulative noise level of all the equipment. If this can be demonstrated and the condition satisfied, it is not considered that the proposed laundrette would result in a harmful noise impact.

On this basis and given the context of the existing building, the impact to residential amenity is considered satisfactory.

Waste Management

As is currently the case, an internal waste storage area is proposed to the rear of the building, with external access to a side yard and passageway route through to the highway for collection.

Given the nature of the proposed use, the capacity of waste storage and recycling arrangements are satisfactory. A condition has been included to ensure the submitted strategy is adhered to.

Visual Amenity

No external alterations are proposed. However, reoccupation of the building would enliven the building and result in the opening of roller shutters during the daytime, as their current position for security purposes is permanently in the lowered position. This would in turn improve the appearance and function of the area to the benefit of visual amenity.

Climate Change

The existing building is authorised for commercial use. Minimal building/fit-out works are proposed, the impact of which would be only likely temporary in duration. Any footfall and vehicular movements would be comparable to the authorised use and whilst the proposed equipment usage during the operational phase would be greater than existing, given the limited floorspace and likely number of machines, the impact of energy consumption is likely negligible and could be mitigated by the use of energy efficient equipment. On this basis, the overall impact to climate change is considered satisfactory.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Location plan and drawings referenced 0043-001/A and 0043-002/A, received by the City Council as Local Planning Authority on 16 November 2023 and 25 November 2023 respectively.

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

3) The premises shall not be open outside the following hours:

09.00- 18.00 hrs Monday to Saturday;
09.00 to 16.00 hrs Sundays and Bank Holidays.

Reason - To safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 Monday to Saturday.

No Deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby residential occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy

5) The use hereby approved shall only be implemented in accordance with the submitted waste management strategy and shown on drawing referenced 0043/002/A, received by the City Council as Local Planning Authority on 24 November 2023 and 25 November 2023, respectively. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

6) a) Any externally mounted ancillary plant, equipment and servicing to be installed 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 its installation, 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.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 DM1 and SP1 of the Manchester Core Strategy.

7a) Notwithstanding details submitted, the premises shall be acoustically insulated and treated to limit the breakout of noise and noise transfer to the residential accommodation above/ nearby the site in accordance with an updated noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to occupation of the development a verification report will 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.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy. An updated assessment is required once the type and number of equipment has been selected the revised assessment will need to provide the cumulative noise level of all the equipment in operation and include breakout with doors open (if required for ventilation purposes). An update with regard to internal acoustic insulation measures will also be required.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

249A Charlestown Road, Manchester, M9 7BD
249 Charlestown Road, Manchester, M9 7BD
Store Rear Of 251, Charlestown Road, Manchester, M9 7BD
253 Charlestown Road, Manchester, M9 7BD
19 Dantall Avenue, Manchester, M9 7BH
13 Dantall Avenue, Manchester, M9 7BH
190 Charlestown Road, Manchester, M9 7DE
Nisalocal, 241 - 243 Charlestown Road, Manchester, M9 7BD
20 Dantall Avenue, Manchester, M9 7BH
18 Dantall Avenue, Manchester, M9 7BH
17 Dantall Avenue, Manchester, M9 7BH
15 Dantall Avenue, Manchester, M9 7BH
186 Charlestown Road, Manchester, M9 7DE
184 Charlestown Road, Manchester, M9 7DE
251A Charlestown Road, Manchester, M9 7BD
192 Charlestown Road, Manchester, M9 7DE
188 Charlestown Road, Manchester, M9 7DE
255 Charlestown Road, Manchester, M9 7BD
247 Charlestown Road, Manchester, M9 7BD
245 Charlestown Road, Manchester, M9 7BD

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA