

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138038/FO/2023

Date registered valid: 8 September 2023

Proposal: Installation of new shop fronts in association with the sub-division of existing restaurant into two units; provision of external seating areas to both units

Address: Pizza Hut, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

Ward(s): Didsbury East Ward

Applicant: Soul Foods Group Limited

Agent (if any): Mr Richard Hindle

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 September 2023

Standard consultations:

Printed: 25 September 2023 Expired: 16 October 2023

Neighbour notifications

Printed: 15 September 2023 Expired: 6 October 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to Pizza Hut within the Didsbury East ward of south Manchester. The application site relates to the recently closed restaurant sitting within the Parrswood Entertainment Centre, with the unit looking onto the Kingsway (A34). The front elevation of the property consists of glazed windows and double doors and blue cladding sits above the windows, seen across the whole of the front elevation of the Parrswood Entertainment Centre. The existing Cineworld internally illuminated signs sit above the previous Pizza Hut projecting sign (fixing holes still visible at the time of the site visit).

The Parrswood Entertainment Centre is characterised by the Cineworld Cinema (Didsbury), Ten Pin bowling, Nuffield Health Gym and a range of restaurants including the recently opened Wagamama.

Description of development

The application was submitted with an accompanying advert application (see planning ref: 138039/AO/2023- approved 2 November 2023).

The current application seeks planning consent for the installation of new shop fronts in association with the sub-division of existing restaurant into two units; provision of external seating areas to both units.

The existing and recently closed Pizza Hut would be converted into two smaller units- creating a KFC and Taco Bell. The insertion of a dividing wall would separate the original unit. KFC would have 40 covers (Class E- restaurant) and Taco Bell would have 28 covers (Class E- restaurant). KFC would use the existing access to the rear shared service corridor, whilst a new deliveries/ fire exit and access to the shared service corridor would be created for Taco Bell.

The new shop fronts would involve the following:

KFC- Existing double aluminium entrance doors to be retained and fitted with new 1 metre long push/pull handles to each door.

Taco Bell- New 1100mm wide aluminium entrance door powder coated to match existing with 1m brushed stainless steel handles and new side frames powder coated to match existing set within existing frame.

External seating areas would be provided for both units with jumbrellas to be set up for covered seating. The external seating area would extend approx. 4.5 metres from the front of the units onto the pavement.

Planning History

108503/AO/2015/S2- (Pizza Hut) Parrswood Entertainment Centre- Installation of replacement illuminated fascia sign, illuminated projecting sign and two illuminated welcome/information signs.

Approved 12 May 2015.

062241/FU/SOUTH2/01- Pizza Hut Full Service Restaurant- Formation of external seating area at front of restaurant.

Approved 13 August 2001.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

Highway Services were consulted on the application and provided the following comments:

TRIP GENERATION

Highways accept that the proposals are unlikely to give rise to a significant increase in vehicle trips.

SITE ACCESSIBILITY

The site is located within an established entertainment centre complex which is well accessed by sustainable modes of travel with regular bus services operating from the adjacent bus stand.

PARKING

Users/staff associated with the proposals will continue to have access to the complex car park. The proposals are unlikely to give rise to a significant increase in parking demand.

CYCLE PARKING

No details on cycle parking provision have been provided.

Highways request that cycle parking is provided in alignment with Core Strategy minimum standards (1 space per 50sqm/min 2 spaces).

OFF-SITE HIGHWAYS WORKS

No off-site highways works are proposed as part of the application.

EXTERNAL SEATING

External seating areas are proposed as part of the application which will replace existing external seating associated with the site's previous use. As the seating will be located on private land, a Table & Chairs license will not be required. However, it is recommended that a minimum 2.0m clearance is retained in order to safely accommodate pedestrian movement.

PEDESTRIAN ACCESS

Pedestrian access to each unit will be provided from the existing private area of footway to the site frontage. Highways recommend that the proposed doors open internally in order to ensure no conflict with passing pedestrians.

The submitted planning application form states that a new or altered pedestrian access proposed to or from the public highway which is not indicated on plans. Highways therefore request clarification.

REFUSE AND SERVICING

No information on bin storage has been provided.

Highways assume that all deliveries/servicing will be made via the complex's existing service yard (located to the rear of the site), however, confirmation is required.

Highways also require further information on how additional deliveries/servicing vehicles would be coordinated with the adjacent units in order to demonstrate that all deliveries/servicing can be undertaken within the existing service yard.

CONSTRUCTION/FIT-OUT MANAGEMENT

A Construction Management Plan should be provided by the applicant prior to any construction/fit-out works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned works. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway together with associated traffic management. The document should also consider ongoing construction works and contractor parking in the locality.

It is recommended that the above is conditioned and attached to any planning permission that may be granted.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk.

SUGGESTED CONDITIONS:

- Cycle Parking
- CMP

ADDITIONAL HIGHWAYS COMMENTS 25.10.2023

The applicant has confirmed that doorways will open externally onto the private area to the site frontage. Given that doors will open out onto the external seating area, it is accepted that there will be no conflict with passing pedestrians. This is considered acceptable by Highways.

The applicant has confirmed that refuse/servicing will be undertaken within the shared service yard to the rear of the complex which will be co-ordinated through the centre management. This is considered acceptable by Highways.

The applicant should still confirm that min. 2m pedestrian clearance will be maintained along the edge of the external seating area.

Clarification is still required with regard to the submitted Application Form which states 'new or altered pedestrian access proposed to or from the public highway'.

ADDITIONAL HIGHWAYS COMMENTS 1.11.2023

The new entrance will not be from a section of adopted footway and so I have no further comments on the proposals.

Environmental Health

Environmental Health were consulted on the application and provided the following comments:

1.LIGHT

Floodlighting/external lighting scheme

Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties.

*The information submitted is sufficient to discharge this condition.

2.Hours

– I couldn't see any proposed hours on the application form, but if they are the same as the existing unit then I have no objections.

Possible conditions as there is no information contained on the plans but I assume that they will have a separate commercial kitchen for the 2nd unit and so they will need to consider:

3.FUME

Fume/odours

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

*The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

4.NSE 6 (any kitchen extraction etc)

External plant/equipment/servicing

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.

Issues

POLICY

The National Planning Policy Framework (September 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective,
- b) a social, and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and communities
- ii. Chapter 9. Promoting sustainable transport
- iii. Chapter 12. Achieving well-designed places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy T1 (Sustainable Transport);
Policy T2 (Accessible Areas of Opportunity and Need);
Policy C10 (Leisure and the Evening Economy);

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.

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.

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, particularly with regard to the residents of neighbouring residential accommodation.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing 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 to the Plan. The Examination of the 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 are 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:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The proposed application seeks permission for the installation of new shop fronts in association with the sub-division of existing restaurant into two units; provision of external seating areas to both units.

The Parrswood Entertainment Centre is characterised by the Cineworld Cinema (Didsbury), Ten Pin bowling, Nuffield Health Gym and a range of restaurants including the recently opened Wagamama's. The proposed restaurants (Class E use) would replace the previous Pizza Hut (Class E use) at the site.

As such, the proposed use would be commensurate to the previous use at the site and within the Parrswood Entertainment Centre more generally. The sub-division of the unit would still create two decent sized restaurants- 40 and 28 covers and would be considered acceptable in size. The new shop fronts would support the sub-division of the units and the external seating areas to be provided would mirror similar areas across this elevation of the Centre seen at other restaurants and would be similar in terms of size and layout.

The development would not be substantial in terms of its magnitude and expansion of operational capacity to affect the established relationship to neighbouring commercial units and could utilise the existing arrangements at the Parrswood Entertainment Centre in terms of refuse.

The existing unit is vacant. The proposal would add an additional two units to the Centre and add to the vitality of the wider commercial area.

On balance, the principle of the development is considered to be acceptable. However, further consideration is required on the details of the proposal.

Sub-division of existing restaurants

The existing and recently closed Pizza Hut would be converted into two smaller units- creating KFC and Taco Bell. The insertion of a dividing wall would separate the original unit. KFC would have 40 covers (Class E- restaurant) and Taco Bell would have 28 covers (Class E- restaurant).

Trip Generation/ Site Accessibility and Parking:

Highways accept that the proposals are unlikely to give rise to a significant increase in vehicle trips. The site is located within an established entertainment centre complex which is well accessed by sustainable modes of travel with regular bus services operating from the adjacent bus stand. Users/staff associated with the proposals will continue to have access to the complex car park. The proposals are unlikely to give rise to a significant increase in parking demand. Highway Services were happy with the proposal in terms of trip generation/ site accessibility and parking.

Cycle Parking:

Highway Services requested that cycle parking is provided in alignment with Core Strategy minimum standards (1 space per 50sqm/min 2 spaces). However, this was considered onerous given the nature of the application and no cycle store condition would be attached to any approval granted.

Construction Management Plan:

Highway Services requested a construction management plan condition be attached to any approval granted. Given the works would be limited to dividing the unit- minor changes to the shop fronts and installing external seating- this condition was considered onerous and the condition would not be attached to any approval granted.

Refuse and Servicing:

When the application was originally submitted, no information was provided in regard to refuse and servicing arrangements at the site. Highways requested further information. During the course of the application, the applicant confirmed that refuse/servicing will be undertaken within the shared service yard to the rear of the complex which will be co-ordinated through the centre management. This is considered acceptable by Highways and Environmental Health. This would be conditioned within any approval granted.

Flood Lighting/External Lighting Scheme:

Environmental Health requested a flood lighting/external lighting scheme be placed on any approval granted. However, no information in terms of external lighting is provided as part of the application and this condition would be omitted from any approval granted.

Hours of Opening:

During the course of the application, the agent confirmed the opening hours for the units would be as followed:

10:30am – 23:00pm Monday- Sunday, to fall in line with the surrounding businesses like Nando's and Wagamama's.

This differs from the hours approved under planning application 062241/FU/SOUTH2/01 for the unit previously (Monday to Thursday 11.30am to 11pm, Friday and Saturday 11.30am to 12am, Sunday- 12pm to 11pm).

Environmental Health reviewed the proposed hours and found them to be acceptable. A condition to this effect would be attached to any approval granted.

Fume/odours:

Environmental Health considered the scheme in relation to fume/odours, assuming the second unit would have a separate commercial kitchen for the 2nd unit. Environmental Health request a fume/odours condition be placed on any approval granted and the applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The agent sent through an odour assessment on 23 October 2023. Environmental Health reviewed the application and were happy with the scheme proposed. A condition to this effect would be attached to any approval granted.

NSE 6 (any kitchen extraction etc)- External plant/equipment/servicing:

Environmental Health requested a NSE 6 (any kitchen extraction etc)- external plant/equipment/servicing condition be attached to any approval granted.

During the course of the application, an ongoing dialogue between the developer and Environmental Health occurred. The agent suggested the condition was not necessary since they were already replacing items that were already on the rooftop for the Pizza Hut unit and the units would be sited substantial distance from the nearest residential units.

Environmental Health reviewed information and supporting numbers provided by the agent and agreed the condition for NSE6 could read as -the 1st part of the NSE 6 condition is applied and we omit the verification element due to the distance to the NSR's and based on what they have submitted in their email the condition can be discharged. This would be reflected within any approval granted.

New shop fronts

Alterations to the shop fronts would include:

KFC- Existing double aluminium entrance doors to be retained and fitted with new 1 metre long push/pull handles to each door.

Taco Bell- New 1100mm wide aluminium entrance door powder coated to match existing with 1m brushed stainless steel handles and new side frames powder coated to match existing set within existing frame.

Given the changes to the shop front would be in keeping with the existing styles and material pallet of the existing unit, this is considered acceptable in terms of design and appearance. A materials condition to this effect would be attached to any approval granted to ensure the use of materials and colouration of materials are conditioned.

Although Highways requested the new door within Taco Bell open inwards, the applicant confirmed that doorways will open externally onto the private area to the site frontage. Given that doors will open out onto the external seating area, Highway Services accepted that there will be no conflict with passing pedestrians and the arrangement was considered acceptable by Highways.

External seating areas

External seating areas would be provided for both units with jumbrellas to be set up for covered seating. The external seating area would extend approx. 4.5 metres from the front of the units into the pavement and would replace existing external seating associated with the site's previous use. Highway Services considered this aspect of the application. As the seating will be located on private land, a Table & Chairs license will not be required. However, it is recommended that a minimum 2.0m clearance is retained in order to safely accommodate pedestrian movement. During the application, the applicant was able to confirm that a min 2m pedestrian access will be maintained along the edge of the proposed external seating area and Highways had no further comments to make on this matter.

Residential Amenity

Notwithstanding, the locational requirements of policy DC10 of the UDP, the development relates to an established food and drink use. It is not considered that the development would depart from the existing circumstances in terms of its impact on residential amenity. Appropriate waste and recycling facilities would be provided. A condition would ensure attenuation to any changes to fume extraction and / or noise attenuation to new or relocated external equipment. On this basis, it is considered that the development would be appropriately related to policy DC10 of the UDP. It is to be noted there is a lack of immediate residential accommodation to be impacted by the proposal.

Conclusion

On balance, it is considered that, given the historic use of the application property, and the associated improvements to the appearance of the site, the proposed development would be acceptable. Any harm to residential/ visual amenity would be capable of being mitigated through the attached conditions.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers have engaged in discussions with the applicant's agent and appropriate conditions have been attached to any approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 8 September 2023.

-Drawing- Proposed- Ground Floor General Arrangement Plan, numbered 0000/2023/P100, stamped as received by the City Council as Local Planning Authority on 8 September 2023.

-Drawing- Proposed- External Frontage Elevation, numbered 0000/2023/P211, stamped as received by the City Council as Local Planning Authority on 8 September 2023.

-Supporting Information- Odour Assessment, numbered REV 2, stamped as received by the City Council as Local Planning Authority on 23 October 2023.

-Supporting Information- Confirmation of Refuse Arrangements, stamped as received by the City Council as Local Planning Authority on 23 October 2023.

-Supporting Information- External Plant Information, stamped as received by the City Council as Local Planning Authority on 9 November 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 for the City of Manchester.

3) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4a) The development hereby approved shall be carried out in accordance with 'Supporting Information- Odour Assessment, numbered REV 2', stamped as received by the City Council as Local Planning Authority on 23 October 2023 in relation to fumes, vapours and odours extracted and discharged from the premises. These measures shall be implemented before first occupation of the premises and maintained in place as long as the use is in operation.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of the occupiers nearby properties and policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC10 of the Unitary Development Plan.

5a) The development hereby approved shall be carried out in accordance with 'Supporting Information- External Plant Information', stamped as received by the City Council as Local Planning Authority on 9 November 2023 in relation to securing 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC10 and DC26 of the Unitary Development Plan.

6) Upon occupation of the development, the arrangements for waste and recycling storage management as detailed within 'Supporting Information- Confirmation of Refuse Arrangements, stamped as received by the City Council as Local Planning Authority on 23 October 2023' shall be implemented 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.

7) The premises shall not be open outside the following hours:
Monday to Sunday- 10:30am – 23:00pm.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

Informatives

1)The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Megabowl, Parrswood Entertainment Centre, Wilmslow Road, Manchester, M20 5PG
VIRGIN ACTIVE, Unit 8, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Nandos, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Parrswood Entertainment Centre, Wilmslow Road, Manchester, M20 5PG
Cineworld Cinema, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Grosvenor G Casino Didsbury, Parrswood Entertainment Centre, Wilmslow Road, Manchester, M20 5PG
Frankie And Bennys, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Chiqiutos, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Burger King, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

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
Area Team Boundary - Name: SOUTH AREA