



Planning

Growth & Development

Delegated officer report for planning application

Application no. 137436/FO/2023

Date registered valid: 29 June 2023

Proposal: Erection of a single storey warehouse building and loading canopy following demolition of existing unloading canopy

Address: Brewery, Denmark Road, Manchester, M15 6LD

Ward(s): Hulme Ward

Applicant: Stephen Shoesmith-Evans

Agent (if any): Rebecca Slater, Norder Design Associates Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19/12/2023

Application details

Type of application: Full Application Consent

Development type: Major Other

Date of site visit: 15/11/2023

Standard consultations:

Printed: 13 July 2023 Expired: 3 August 2023

Neighbour notifications

Printed: 13 July 2023 Expired: 3 August 2023

Site notice

Posted: 17 July 2023 Expired: 7 August 2023

Press advert

Published: 25 July 2023 Expired: 8 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to an area of 2974 sqm of hardstanding which is part of the Heineken Manchester Brewery site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



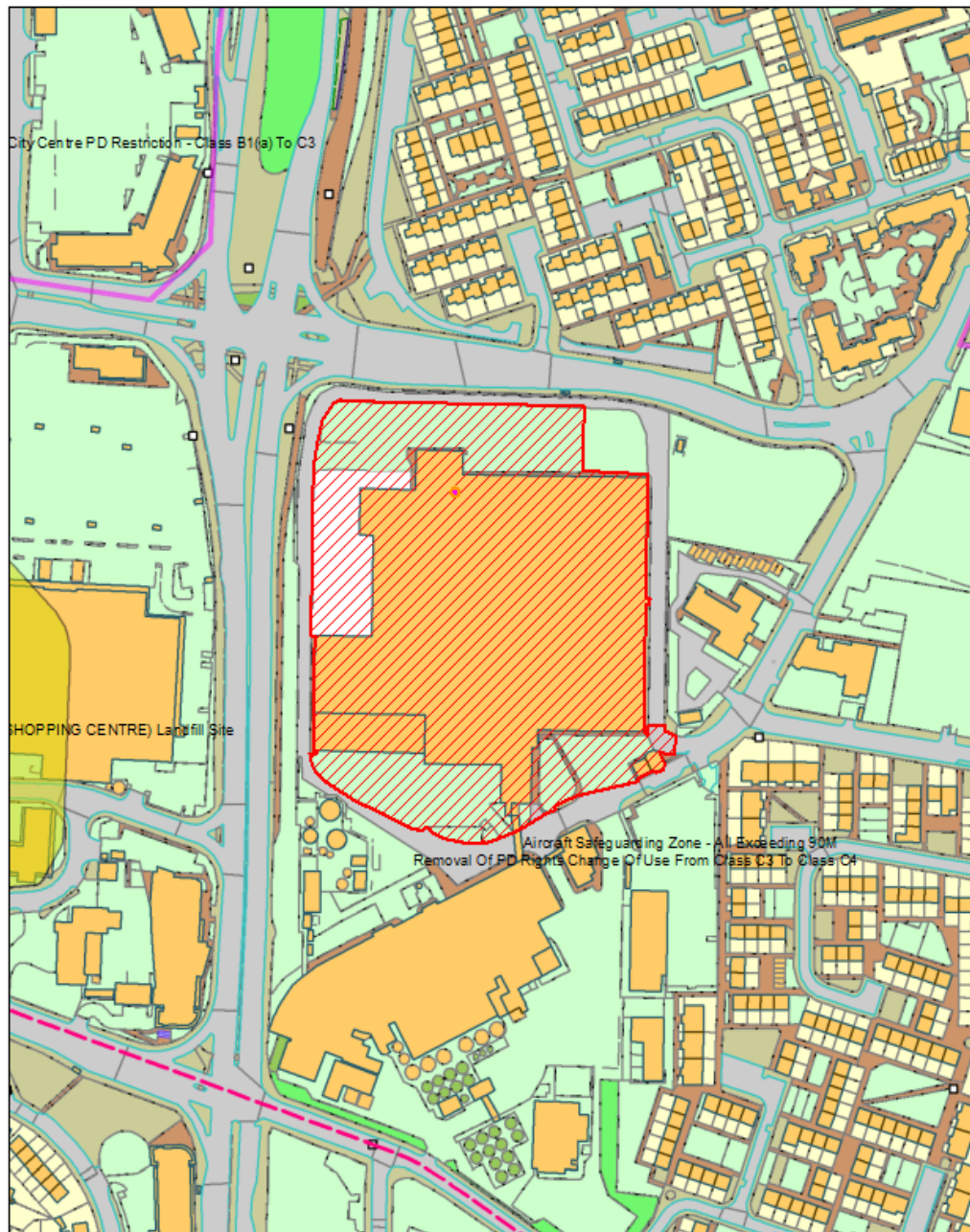
Figure 1. Aerial view



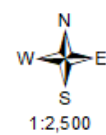
Figure 2. Proposal partially erected.

Description of area

The site is located in an urban mixed-use part of the Hulme ward of Manchester.



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Description of development

The applicant is proposing the erection of a single storey warehouse building and loading canopy following demolition of existing unloading canopy.

The proposal will provide storage for finished goods, to facilitate distribution requirements. It will provide a new canopy with new loading bays.

The area of the proposed works is sited to the north of the brewery site, on an existing area of hardstanding.

The footprint of the proposed Warehouse will measure approximately 70 x 29.4m, occupying a footprint area of approximately 2058m². The additional Loading Canopy will measure approximately 20 x 29.4m occupying a footprint of 588m².

The height of the proposed warehouse is approximately 13m. The adjacent Empty Can Storage building is 12.94m in height.

The external walls of the warehouse will be steel clad sandwich panels in colour Goosewing grey, in keeping with the tone of materials currently on site. The roof will be a Thermo Roof – insulated, with an inflated envelope, colour Traffic White. Personnel doors will be steel, colour Emerald Green and fast action roller shutter doors will be PVC in Signal yellow to match exiting doors on site.

The demolition work involves the removal of the existing Unloading Canopy. This involves the removal of the external cladding and all steelworks.

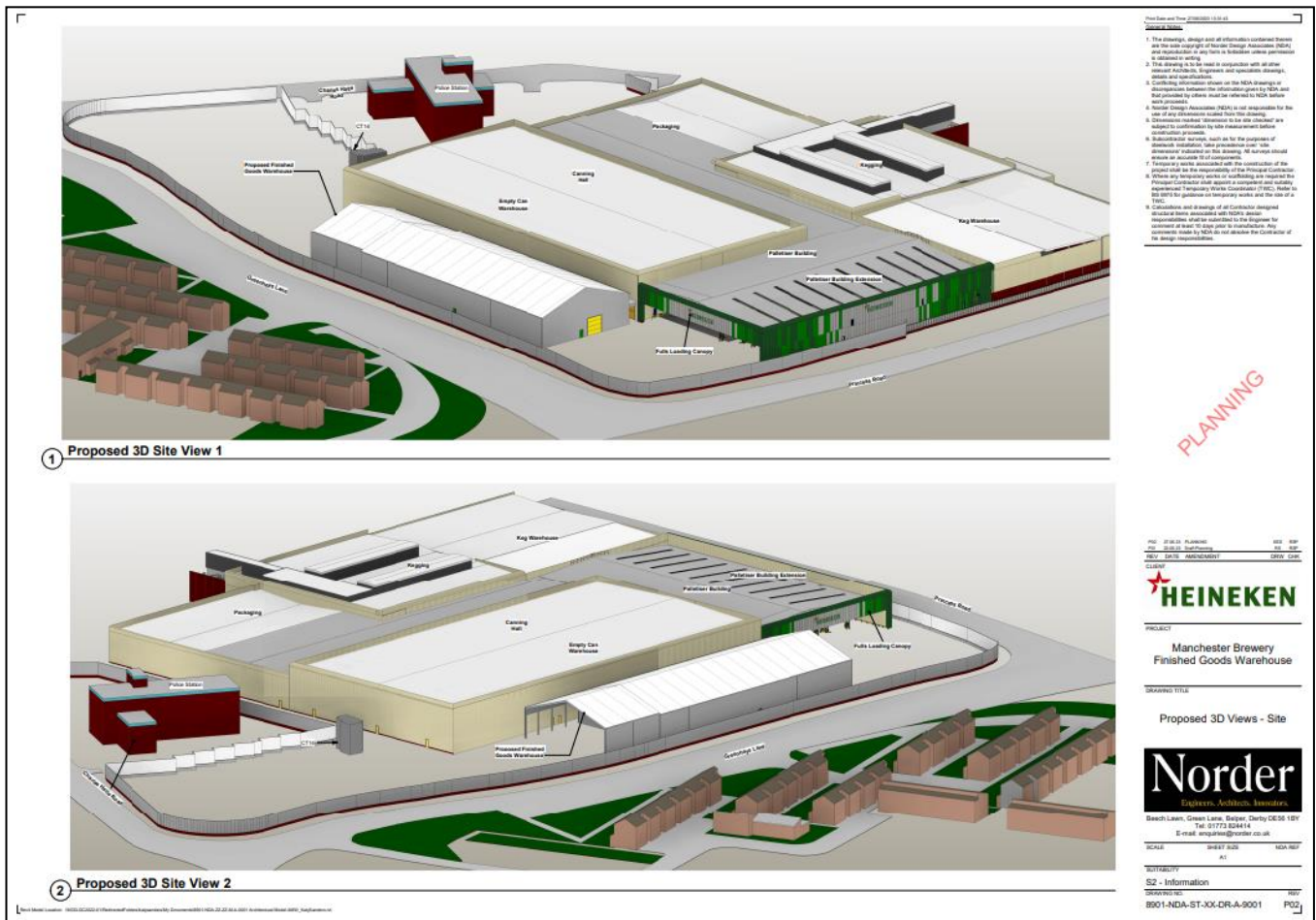


Figure 3. Visuals of Proposal

Planning History

138497/FO/2023

Description: Installation of 3 no. extraction vents and 3 no. air intakes to existing Brewery building

Decision: Pending Consideration

137788/FO/2023

Description: Installation of 2no. 29.5m high, heat store tanks and associated services as part of a new heat recovery system

Decision: Pending Consideration

137732/DEM/2023

Description: Existing Can Intake canopy formerly used for unloading of empty cans from lorries. The steel framed cladded canopy is enclosed on three sides, one side being the external wall to the existing Can Warehouse building, which is to remain. The demolition work is part of an overall project which is currently being considered for Planning under Application Ref. Number: 137436-FO-2023.

Decision: Application returned 01/08/2023

135912/FO/2023

Description: Replacement of Boiler House south facade and partial replacement of west façade

Decision: Approved 03/03/2023

CDN/23/0384

Description: Discharge of condition number 4 a (Acoustic insulation) from planning approval reference 135912/FO/2023

Decision: Approved 04/09/2023

135641/FO/2022

Description: Installation of new lifting beam gantry on the Brewhouse roof including retention of the steel roof platform

Decision: Approve 27/01/2023

130013/FO/2021

Description: Erection of 2no. external Maize Silos with associated access stairs/platforms/walkways

Decision: Approve 09/06/2021

127906/FO/2020

Description: Construction of a new length of site service roadway within the site boundary which involves connection of the new road drainage into the existing surface water sewer

Decision: Approve 17/12/2023

[*CDN/21/0303*](#)

Description: Discharge of condition 3 (tree replacements) from planning approval reference 127906/FO/2020

Decision: Approve 26/05/2021

127915/FO/2020

Description: Erection of new single storey Dual Purpose Vessel (DPV) Block supporting 8 exposed vertical vessel installations and related access gantries over together with new access walkway and pipebridge linked back to existing Yeast Vessel Block

Decision: Approve 13/01/2021

[*129224/JO/2021*](#)

Description: Variation of condition number 2 (specified plans) from planning approval reference 127915/FO/2020 to allow for amendments to the proposed external wall cladding colour and the additional of additional floorspace to the south-westerly end of the DPV Block

Decision: Approve 18/08/2021

125385/AO/2019

Description: Installation of 5no non-illuminated sign hoarding fixed to existing boundary wall

Decision: Approve 23/12/2019

124994/FO/2019

Description: Erection of a single storey building with a maximum height of 12 metres to form a Can-Intake facility together with unloading canopy following demolition of existing unloading canopy

Decision: Approve 21/01/2020

124904/FO/2019

Description: Installation of external stratification tank following removal of existing syrup tank and enclosure together with realignment of roof top fence on Brewhouse Roof

Decision: Approved 19/11/2019

124573/AO/2019

Description: Installation of 2no externally illuminated name signs on warehouse and canopy.

Decision: Approve 02/10/2019

122482/FO/2019

Description: Demolition of existing external wall to Packaging Building and extension to packaging warehouse and associated loading bays

Decision: Approve 28/06/2019

CDN/19/0765

Description: Application to discharge condition numbers: 4 (Noise Management Plan) and 8 (Lighting) from planning approval reference 122482/FO/2019

Decision: Approved 03/03/2023

122456/FO/2019

Description: Relocation of existing heat rejection plant comprising cooling tower, one packaged air-cooled screw chiller, two large buffer cylinders, a plate heat exchanger, pumps, dosing equipment and ancillaries

Decision: Approve 26/03/2019

CDN/19/0331

Description: Application to discharge condition no. 3 (noise insulation) attached to planning permission 122456/FO/2019

Decision: 13/05/2019

121275/FO/2018

Description: Enclosure for a new combined heat & power engine with associated externally located plant & new pipebridge.

Decision: Approve 12/03/2019

CDN/19/0790

Description: Discharge of condition number 4 (Fumes and Odours) from planning approval reference 121275/FO/2018

Decision: Approve 11/12/2019

CDN/19/0293

Description: Application to discharge condition no. 3 (contaminated land) attached to planning permission 121275/FO/2018

Decision: Approve 13/05/2019

118631/FO/2017

Description: Erection of a Yeast Culture Building, extension to existing Yeast Vessel Block, installation of a single vertical storage vessel and related access gantry over.

Decision: Approve 13/03/2018

CDN/19/0317

Description: Discharge of Condition 5 Noise attached to Planning permission reference 118631/FO/2017

Decision: Approve 25/07/2019

CDN/18/0204

Description: Discharge of condition nos 4 (contaminated land) and 5 (noise) attached to planning permission

Decision: Split 18/05/2018

115835/FO/2017

Description: Installation of 6 fermentation vessels within external steel framework with associated access stairs and walkways (overall height of approximately 32m)

Decision: Approve 19/06/2017

CDN/19/0316

Description: Application to discharge condition no. 3 (noise insulation) attached to planning permission 115835/FO/2017

Decision: Approve 25/03/2020

115518/FO/2017

Description: Installation of 4no. refrigeration units on the existing Bright Beer Tank 1 building roof

Decision: Approved 10/05/2017

115061/AO/2017

Description: Installation of a non illuminated fascia sign following removal of existing "Manchester Packaging" sign

Decision: 08/03/2017

111158/AO/2016/S1

Description: Installation of 1no. non-illuminated mesh PVC banner fixed to existing brick lab building, 3no. non-illuminated aluminium composite panel fixed to existing steel cladding boundary fence, 1no. non-illuminated aluminium composite panel mounted on existing wire mesh fence

Decision: Approve 30/03/2016

106713/FO/2014/S1

Description: Extension to the existing Effluent Plant in the form of a new vertical cylindrical vessel within a low level concrete bund.

Decision: Approve 15/10/2014

102055/DEM/2013/S1

Description: Prior notification of proposed demolition of redundant buildings, related structures and associated plant & equipment, i.e. the Biomass Boiler complex, consisting of Boiler Hall & Turbine Hall buildings, chimney, suspended radiator area, and various peripheral housings, silos, access stairs and gantries.

Decision: No objection 17/05/2013

101894/FO/2013/S1

Description: Erection of 19 metre high extension to the existing Bright Beer Building to form 4no. silos

Decision: Approve 22/05/2013

CDN/19/0315

Description: Application to discharge condition no. 4 (noise insulation) attached to planning permission 101894/FO/2013/S1

Decision: Approve 25/03/2020

097125/DEM/2011/S1

Description: Prior Notification for demolition of the Howells building

Decision: No objection 09/09/2011

Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposed development.

A construction management plan condition has been attached to the decision.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no objection to the proposed development.

A noise management plan condition has been attached to the decision.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application.

On 30/08/2023 the Flood Risk Management team requested the estimated flood level from the EA in relation to Corn Brook and asked the applicant to update the submitted FRA as required for further comment.

An updated FRA was sent to Flood Risk Management on 18/09/2023 and Flood Risk Management required a consultation response from the Environment Agency which was sent by the officer.

Environment Agency

The Environment Agency were consulted on this application and had no objection to the proposed development.

At the request of the LLFA the updated flood risk assessment was sent to the Environmental Agency for reconsult.

There comments are as follows

We have no objection in principle to the proposed development but take this opportunity to provide the following comments. We have reviewed the Flood Risk Assessment (FRA), referenced 8901NDAXXXRPD8301 R2, produced by Norder, dated September 2023, submitted with the application and we are satisfied that it demonstrates that the proposed development will not be at an unacceptable risk of fluvial flooding or exacerbate flood risk elsewhere. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA as part of an amended planning application.

We note the LLFA comments that suggest the proposed floor level of the extension should be “above the estimated flood levels relating to Corn Brook”. The FRA refers to the need for forklift truck access associated with operations which need to be maintained with the adjoining building. The FRA identifies that the flood level would be above the 1% (1 in 100yr) AEP flood level but below the 1% (1 in 100yr) AEP climate change allowance flood level. The FRA sets out mitigation measures associated with this and as the proposal is considered “less vulnerable” in NPPF flood risk terms, this meets with our approval.

United Utilities

United Utilities had no objection to the proposed development but added a condition for a surface water drainage scheme and a foul water drainage scheme.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

No comments, objections, or representations in respect of this application was received.

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:

- DM 1 - Development Management
- SP 1 - Spatial Principles
- EC 2 – Existing Employment Space
- EC 8 – Central Manchester
- EN 1 - Design Principles and Strategic Character Areas
- EN 14 – Flood Risk
- [Places for Everyone Plan](#) - 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.
- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - DC26 - Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 05 September 2023. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 6 – Building a strong, competitive economy
 - Section 11 - Making effective use of land
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

Principle of development

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the ‘Development Principles’ and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the erection of a single storey warehouse building and loading canopy following demolition of existing unloading canopy.

The proposed development is in keeping with the existing industrial design of the site and materials used are appropriate for the context of the site.

The size and scale of the proposal is in-keeping with the wider context of the site and would not be out of place in the location.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

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.

The proposal is visible from the street scene however given the wider context of the site the effect on the street scene is minimal.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal has negligible effect on privacy.

The proposal is expected to have a negligible effect on Air Quality.

To minimise the noise effects to local residents a condition has been added for a Noise Management Plan. The plan shall include an assessment of noise from all activities associated with the loading bay, service yard and loading dock area.

It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. A condition has been added for a Construction Management Plan to minimise disruption to local residents during demolition/construction.

The proposal has no effect on road safety and traffic generation (no increase in vehicle movement confirmed by applicant) and is therefore in accordance with this development management principle.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle pending the discharge of conditions.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

The proposal is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal minimal effect on the existing vehicle access and car parking at the site, with the applicant confirm no increase in HGV movements, and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site sits in Flood Zone 2.

The Environment Agency have reviewed the amended submitted Flood Risk Assessment and are satisfied that it demonstrates that the proposed development will not be at an unacceptable risk of fluvial flooding or exacerbate flood risk elsewhere.

Manchester City Council as the Lead Local Flood Authority (LLFA) have reviewed the amended Flood Risk Assessment. After reviewing the risk assessment and consultation response from the Environment Agency, the LLFA had no objection to the proposed development.

United Utilities have reviewed the proposal and have attached a condition for surface water and foul water drainage schemes to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

The proposal is therefore in accordance with this development management principle pending the discharge of conditions.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This proposal is considered to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy outlines the key principles to retain and enhance existing employment space and sites.

This proposal is considered to accord with the principles of this policy.

EC 8 – Central Manchester

This policy outlines the principles for employment opportunities in Central Manchester.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Central Character Area'.

This proposal is considered to accord with the principles of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

Manchester City Council Flood Risk, the Environment Agency and United Utilities have no objections to the proposal and have attached conditions to the decision.

This proposal is considered to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

This proposal is considered to accord with the principles of this policy.

Places for Everyone Plan

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 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 11 - Making effective use of land

Section 11 of the NPPF outlines the need to make effective use of land.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

This proposal is considered to accord with the principles of these policies.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant and consultees to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | |
|----------------------------|-------------|----------------------------|
| a. Drawing - Location Plan | 29 Jun 2023 | 8901-NDA-ST-XX-DR-A-1003 |
| b. Drawing - Site Plan | 29 Jun 2023 | SITE/BLOCK PLAN – EXISTING |

- c. Drawing - Site Plan 29 Jun 2023 8901-NDA-ST-XX-DR-A-1005
- d. Drawing - Existing 29 Jun 2023 8901-NDA-XX-00-DR-A-4500 FLOOR PLAN
- e. Drawing - Existing 29 Jun 2023 8901-NDA-XX-01-DR-A-4600 ROOF PLAN
- f. Drawing - Existing 29 Jun 2023 8901-NDA-XX-XX-DR-A-5500 ELEVATION
- g. Drawing - Existing 29 Jun 2023 8901-NDA-XX-XX-DR-A-5502 ELEVATION
- h. Drawing - Proposed 29 Jun 2023 8901-NDA-XX-00-DR-A-4501 FLOOR PLAN
- i. Drawing - Proposed 29 Jun 2023 8901-NDA-XX-01-DR-A-4601 ROOF PLAN
- j. Drawing - Proposed 29 Jun 2023 8901-NDA-XX-XX-DR-A-1600 DEMOLITION PLAN
- k. Drawing - Proposed 29 Jun 2023 8901-NDA-XX-XX-DR-A-5501 ELEVATION
- l. Drawing - Proposed 29 Jun 2023 8901-NDA-XX-XX-DR-A-5503 ELEVATION
- m. Drawing - Proposed 29 Jun 2023 8901-NDA-XX-XX-DR-A-6000 SECTION
- n. Drawing - Visuals 29 Jun 2023 8901-NDA-ST-XX-DR-A-9000
- o. Drawing - Visuals 29 Jun 2023 8901-NDA-ST-XX-DR-A-9001
- p. Flood Risk Assessment or Drainage 15 Sep 2023 FLOOD RISK ASSESSMENT AND DRAINAGE DESIGN
- q. Design & Access Statement 29 Jun 2023 DESIGN AND ACCESS STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

4. Demolition/Construction Hours

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

- a. Monday - Friday: 7.30am - 6pm
- b. Saturday: 8.30am - 2pm
- c. Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP 1, DM 1 of the Manchester Core Strategy and Policy DC26 of the Extant Unitary Development Plan.

5. Construction Management Plan

Prior to the commencement of any development a Construction Management Plan 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 agreed Construction Management Plan and shall include:

- a. The routing of construction traffic;
- b. Detail the quantification/classification of vehicular activity associated with the construction including commentary on types and frequency of vehicular demands together with evidence (appropriate swept-path assessment);
- c. Details of the location and arrangements for contractor parking;
- d. The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- e. Identify measures to control dust (based on British Standard 5228) and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- f. Specify the working hours for the site;
- g. The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;
- h. Identify advisory routes to and from the site for staff and HGVs;
- i. A highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Reason – To minimise the disruption to the locality during construction works pursuant to Policy DM 1 of the Manchester Core Strategy and Policy DC26 of the Extant Unitary Development Plan.

6. Noise Management Plan

Prior to commencement of the use hereby approved a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the loading bay, service yard and loading dock area. 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 safeguard the amenities of the occupiers of nearby residential properties pursuant to Policy DM 1 of the Manchester Core Strategy and Policy DC26 of the Extant Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

MCC Flood Risk Management

Environment Agency

72 St Bees Close, Manchester, M14 4GG

5 Seaton Way, Manchester, M14 4GF

7 Seaton Way, Manchester, M14 4GF

Windsor Dental, 21 Radnor Street, Hulme, Manchester, M15 5NR

20 St Bees Close, Manchester, M14 4GG

64 St Bees Close, Manchester, M14 4GG

Ahmadiyya Muslim Association, Flat, 15 Greenheys Lane, Manchester, M15 6NQ

Ahmadiyya Muslim Association, Dar-W-Amaan Mosque, 15 Greenheys Lane, Manchester, M15 6NQ

9 Tarnbrook Walk, Manchester, M15 6NB

4 Ridley Walk, Manchester, M15 6NJ
 23 Aquarius Street, Manchester, M15 6AQ
 1 Tarnbrook Walk, Manchester, M15 6NB
 Flat A, 4 Aquarius Street, Manchester, M15 6AQ
 Flat E, 4 Aquarius Street, Manchester, M15 6AQ
 2B Aquarius Street, Manchester, M15 6AQ
 2 Delvino Walk, Manchester, M14 4GT
 54 St Bees Close, Manchester, M14 4GG
 16 Delvino Walk, Manchester, M14 4GT
 24 Delvino Walk, Manchester, M14 4GT
 10 Delvino Walk, Manchester, M14 4GT
 Bridgewater Hopsital, 120 Princess Road, Manchester, M15 5AT
 Moss Side Fire Station, 9 Denhill Road, Manchester, M15 5NR
 38 St Bees Close, Manchester, M14 4GG
 42 St Bees Close, Manchester, M14 4GG
 5 Tarnbrook Walk, Manchester, M15 6NB
 8 Ridley Walk, Manchester, M15 6NJ
 19 Aquarius Street, Manchester, M15 6AQ
 Flat C, 4 Aquarius Street, Manchester, M15 6AQ
 34F Greenheys Lane, Manchester, M15 6NQ
 34B Greenheys Lane, Manchester, M15 6NQ
 36E Greenheys Lane, Manchester, M15 6NQ
 76 St Bees Close, Manchester, M14 4GG
 50 St Bees Close, Manchester, M14 4GG
 1 Seaton Way, Manchester, M14 4GF
 74 St Bees Close, Manchester, M14 4GG
 Denhill House, 2 Denhill Road, Manchester, M15 5NR
 32 St Bees Close, Manchester, M14 4GG
 40 St Bees Close, Manchester, M14 4GG
 Mcdonalds, ASDA, 100 Princess Road, Manchester, M15 5AS
 22 Bronte Street, Manchester, M15 6QL
 17 Aquarius Street, Manchester, M15 6AQ
 Flat D, 4 Aquarius Street, Manchester, M15 6AQ
 34D Greenheys Lane, Manchester, M15 6NQ

36D Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ
6 Delvino Walk, Manchester, M14 4GT
20 Delvino Walk, Manchester, M14 4GT
12 Delvino Walk, Manchester, M14 4GT
Bridgewater Wellness Clinic, Bridgewater Hopsital, 120 Princess Road, Manchester, M15 5AT
34 St Bees Close, Manchester, M14 4GG
HUTCHISON MAN13287, Communication Station At Junction With Greenheys Lane, Princess Road, Manchester, M15 5FG
Greenheys Police Station, Charles Halle Road, Manchester, M15 6NP
9 Carver Walk, Manchester, M15 6NH
10 Ridley Walk, Manchester, M15 6NJ
13 Aquarius Street, Manchester, M15 6AQ
11 Aquarius Street, Manchester, M15 6AQ
34E Greenheys Lane, Manchester, M15 6NQ
36F Greenheys Lane, Manchester, M15 6NQ
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
58 St Bees Close, Manchester, M14 4GG
14 Delvino Walk, Manchester, M14 4GT
18 St Bees Close, Manchester, M14 4GG
24 St Bees Close, Manchester, M14 4GG
36 St Bees Close, Manchester, M14 4GG
70 St Bees Close, Manchester, M14 4GG
Morning Star Hostel, 104 Denmark Road, Manchester, M15 6JS
ASDA, 100 Princess Road, Manchester, M15 5AS
Dtz Management Centre, Greenheys Lane, Manchester, M15 5AS
3 Carver Walk, Manchester, M15 6NH
3 Carey Walk, Manchester, M15 6NL
6 Ridley Walk, Manchester, M15 6NJ
2 Ridley Walk, Manchester, M15 6NJ
7 Carver Walk, Manchester, M15 6NH
36A Greenheys Lane, Manchester, M15 6NQ
30 St Bees Close, Manchester, M14 4GG
22 St Bees Close, Manchester, M14 4GG

26 St Bees Close, Manchester, M14 4GG
52 St Bees Close, Manchester, M14 4GG
62 St Bees Close, Manchester, M14 4GG
5 Carey Walk, Manchester, M15 6NL
Greenheys Police Sub Station, Greenheys Lane, Manchester, M15 6NQ
11 Tarnbrook Walk, Manchester, M15 6NB
8 Carey Walk, Manchester, M15 6NL
Arnott Centre, 29 Bronte Street, Manchester, M15 6QL
21 Aquarius Street, Manchester, M15 6AQ
2A Aquarius Street, Manchester, M15 6AQ
36B Greenheys Lane, Manchester, M15 6NQ
8 Delvino Walk, Manchester, M14 4GT
78 St Bees Close, Manchester, M14 4GG
80 St Bees Close, Manchester, M14 4GG
56 St Bees Close, Manchester, M14 4GG
66 St Bees Close, Manchester, M14 4GG
22 Delvino Walk, Manchester, M14 4GT
46 St Bees Close, Manchester, M14 4GG
60 St Bees Close, Manchester, M14 4GG
68 St Bees Close, Manchester, M14 4GG
1 Carver Walk, Manchester, M15 6NH
7 Carey Walk, Manchester, M15 6NL
KFC Restaurant, 97 Greenheys Lane West, Manchester, M15 5FG
1 Archway, Manchester, M15 5QJ
6 Carey Walk, Manchester, M15 6NL
4 Carey Walk, Manchester, M15 6NL
3 Tarnbrook Walk, Manchester, M15 6NB
34C Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
4 Delvino Walk, Manchester, M14 4GT
3 Seaton Way, Manchester, M14 4GF
18 Delvino Walk, Manchester, M14 4GT
28 St Bees Close, Manchester, M14 4GG
48 St Bees Close, Manchester, M14 4GG

44 St Bees Close, Manchester, M14 4GG
5 Carver Walk, Manchester, M15 6NH
1 Carey Walk, Manchester, M15 6NL
7 Tarnbrook Walk, Manchester, M15 6NB
2 Carey Walk, Manchester, M15 6NL
25 Aquarius Street, Manchester, M15 6AQ
15 Aquarius Street, Manchester, M15 6AQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
2C Aquarius Street, Manchester, M15 6AQ

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA