

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136779/FO/2023

Date registered valid: 19 April 2023

Proposal: Erection of a three storey building to form 3 no. retail units (Use Class E) and 3 No. office suites on the upper floors (Class E).

Address: 92-96 Old Church Street, Manchester, M40 2JF

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Sajhad Ahmed, iHealth Training Solutions Ltd

Agent (if any): Mr Zeeshan Haque, XHAN Consulting

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

Recommendation: Approve

Date of recommendation: 5 July 2023

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 7 May 2023

Standard consultations:

Printed: 16 June 2023 Expired: 30 June 2023

Neighbour notifications

Printed: 16 June 2023 Expired: 30 June 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

The Site - This application relates to a vacant piece of land located on the corner of Old Church Street and Great Newton Street in the Newton Heath area of Manchester, and May Street runs along the rear boundary of the site. The application site is within Newton Heath district centre so there are a variety of retail and commercial properties within the immediate vicinity. May Street, to the rear of the application site, is used as a public car parking area for the district centre.

The Proposal - Planning permission is sought for the erection of a three storey building to form 3 no. retail units (Use Class E) and 3 No. office suites on the upper floors (Class E). The hours of operation Monday to Friday: 09:00 - 17:30, Saturday: 09:00 - 17:30 and Sunday / Bank Holiday: 10:00 - 17:00

The elevations would consist of brickwork and slate roof tiles to match adjacent buildings. The doors and windows would have uPVC frames. The boundary treatment would consist of brick and iron railings and provision for 4 bikes within the curtilage of the site.

Planning History

135805/FO/2022 Erection of a three storey building to form 3 no. retail units (Use Class E) and 4 no. self-contained flats (Use Class C3) on the upper floors with associated landscaping, car parking (1No.) and boundary treatments to the rear. Withdrawn.

094879/FO/2010/N1 Erection of a two storey building with additional floorspace within the roof space and incorporating a basement (for ancillary storage) to form 3 no. retail units (Use Class A1) and 3 no. duplex offices (Use Class B1) on the upper floors with associated landscaping, car parking and boundary treatments to the rear. Approved.

Consultations & Notification Responses

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

The Flood Team were consulted and requested an informative to be added to the consent requesting where connection to the public sewer is proposed, the applicant must obtain the necessary approvals from United Utilities. The applicant should design and construct a drainage system to prevent the increased risk of flooding.

The Highways Team revised the original comments sent to the applicant by requesting a construction management plan to be conditioned. Further details relating to highways matters have been provided during planning negotiations, they include: car parking, cycle storage, boundary treatment and waste, which have all been assessed by highways and have been confirmed to be considered to be acceptable from a highways perspective.

Environmental Health were consulted and recommended noise, hours, external plant, air quality conditions to be attached to the consent.

Greater Manchester Police were consulted and commented the rears of the retail units are secured, and the entrances are all positioned in visible locations and recommend that the building is built to Secured by Design standards. A relevant condition has been added to the consent.

United Utilities requested a drawing hierarchy condition be attached to the consent. The condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Issues

POLICY

UNITARY DEVELOPMENT PLAN SAVED POLICIES

E3.3 The council will upgrade the appearance of the city's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- a) the effect of the new development proposals which are likely to be generators of noise and
- b) the implications of new development being exposed to exiting noise sources which are effectively outside planning control

S1.2 The Council in partnership with the private sector will encourage, where appropriate, the improvement and re-development of existing District Centres in order to ensure that they remain the focus for both shopping and a full range of community facilities. These centres comprise

Cheetham Hill, Chorlton, Didsbury, the district centre in Sportcity, Fallowfield, Gorton, Harpurhey, Levenshulme, Longsight, Newton Heath, Northenden, Openshaw, Rusholme, Withington and Wythenshawe.

Particular emphasis will be given to improving safety and enhancing environmental quality, tackling traffic problems and increasing economic viability. Priority will be given to following centres:- Cheetham Hill, the district centre in Sportcity, Gorton, Harpurhey, Levenshulme, Longsight, Newton Heath, Openshaw, Wythenshawe.

Elsewhere, more limited measures will be taken to improve conditions for pedestrians especially those with restricted mobility, visual impairments or shopping with young children. Where possible further off street car parking will be provided as part of achieving these ends.

New development will be particularly welcome where it replaces obsolete shopping floorspace and is in keeping with the character of the existing centre.

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

- Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character

- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Policy C4 East Manchester District Centres - Eastlands, Gorton, Newton Heath and Openshaw

There is capacity for 4,000 square metres convenience and 1,000 square metres comparison retail development in East Manchester up to 2027, with a priority being improved provision in Newton Heath.

Eastlands has a degree of capacity for additional retail development. The priorities for this centre are to promote a wider range of commercial and community uses within the centre and improve its links with surrounding communities and wider Eastlands development opportunities in order to enhance the sense of place in the area. The development of additional residential development will also be supported.

In Newton Heath there is additional capacity for a medium sized retail space to provide a key anchor store, increasing the attractiveness of the centre. This could be delivered within the existing District Centre boundaries, ideally as part of a mixed use development which can create a more varied range of uses in the centre. New development should be of a high quality and inclusive design, in order to improve the character and quality of the centre and the way it functions. Newton Heath also offers significant opportunities for new housing and smaller scale employment sites.

In Gorton and Openshaw the Council will support schemes which improve the District Centre environments, particularly in terms of access and movement within the centre and in creating a more diverse range of uses. Recent development in these centres responded to local retail needs, but there is potential for other commercial and public uses.

Policy EC 4 - North Manchester

North Manchester is expected to provide approximately 14ha of employment land. The key development opportunity in the area is:

1. City Centre Fringe suitable for office (B1a) led mixed use development:

- o Strangeways
- o Collyhurst

2. Significant existing employment and economic development is found in:

Strangeways Employment Area north of the City Centre fringe, suitable for retention and growth of general industry, warehousing and distribution Collyhurst, north of City Centre Fringe, an

area with a number of major employers Cheetham offering cultural facilities, such as museums Manchester Fort Retail Park North Manchester Business Park

3. The district centres of Harpurhey and Cheetham offer opportunities for mixed use proposals for small businesses providing local employment opportunities.

The Council will promote development which has had regard to:

The key transport infrastructure such as the arterial roads Bury New Road, Cheetham Hill, Rochdale Road and other public transport networks such as bus routes; Metrolink and proposed extension and new stops;

Connecting major employment opportunities to residential neighbourhoods within North Manchester and Lower Broughton and Salford;

The importance of waterways and particularly the Irwell River in creating a sense of place and attracting investment.

Policy EN 17 - Water Quality

With reference to the Manchester-Salford-Trafford SFRA and other relevant documents:

- o Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological;
- o Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses;
- o Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site;
- o Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.

Principle

The principle of the erection of a three-storey building to form 3 no. retail units (Use Class E) and 3 No. office suites on the upper floors (Class E) with in Newton Heath district centre is considered to be acceptable, as there is additional capacity for a medium sized commercial space to provide key retail and office provision, increasing the attractiveness of the centre. This scheme is delivered within the existing District Centre boundary, which can contribute to a more varied range of uses in the centre. New development should be of a high quality and inclusive design, in order to improve the character and quality of the centre, and the way it functions and smaller scale employment sites are encouraged. Therefore, the proposal in terms of its use and appearance is considered to be acceptable and is consistent with Policy C4 East Manchester District Centres

The proposed uses - The uses proposed for retail and office units are considered to be acceptable as it is felt that these uses would not adversely affect amenity within the area and would complement the variety of commercial, industrial and residential uses that are already present within the area. Therefore, the proposal would not cause a loss of amenity, pursuant to Core Strategy policies SP1 and DM1.

Visual and Residential Amenity

It is considered that the proposal will not unduly adversely affect the amenities of the occupiers of neighbouring properties, pursuant to policies DM1 and DC26.

The proposed use will uplift the intensity and level of activity of an otherwise vacant site. However, this has been a previously used site and is considered and is categorized as brownfield land. It is considered that noise mitigation be included within the development to control noise outbreak, and a condition has been attached to the consent. It is considered that

due to the largely commercial nature of the area, and planning approvals for similar development, that it would not adversely impact upon current levels of amenity currently experienced.

The introduction of a retail and commercial use within this location will marginally increase activity levels in the immediate vicinity, however, to mitigate the impact of comings and goings an additional access door to the premises would be created on the side elevation.

Furthermore, the hours of operation have been assessed and agreed with environmental health. The proposal does not include any external plant and equipment to be attached to the building.

The application site is situated adjacent to a commercial building, and is separated by a gap between the two buildings to the rear. Furthermore, the site is not considered to be close to noise sensitive locations and the structure itself in terms of its height, scale and massing and relationship to the neighbouring property, would not cause undue harm in terms of its impact for overlooking and shadowing. Therefore, the proposal is considered to be acceptable in terms of amenity.

The height of the new building - The height of the new building, at 2 storeys (with additional accommodation in the roof space), is considered to be acceptable. It is felt that the building would be of an appropriate height given its context and would not be overbearing. The ridge height of the roof of the new building would be the same as the adjacent terraced block which is acceptable.

Design and external appearance - The proposed building in terms of its external appearance is considered to be acceptable, as it is felt that due to its design, proposed material palette, and the fact that the windows on the first floor of the new building have been designed so as to reflect the height and proportion of the windows on the adjacent terraced block, it would not adversely affect visual amenity with the areas or views within the street scene.

Car parking and traffic considerations - The proposed development originally had 2 no. new off-road parking spaces within the application site, but it should be noted that May Street, to the rear of the application site, is a large car parking area where visitors to the district centre can park. However, highways raised concerns about the impact a driveway would have on pedestrian safety and the existing layout of May Street, and requested further details be provided regarding to boundary treatments and cycle provision. The applicant addressed the issues raised and highways confirmed boundary treatment will be visually permeable from a distance of 600mm upwards and confirming gated access will be inward opening. This is acceptable to Highways. The proposed waste collection will be private and the bin collection point at the rear of the site on May Street, which is consistent with other properties on Old Church Street. This is acceptable to Highways. The applicant has confirmed that car parking has been removed from the proposed development. No parking is now proposed within the application site and considering the site's location and proximity to sustainable travel provision, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.

Crime and Security - Greater Manchester Police are supportive of the proposed development as the use is in keeping with the local area and the rear area of the retail units are secured, and the entrances are all positioned in visible locations and recommend the building is built to Secured by Design standards to reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Sustainability - A condition of an environmental statement will be placed on the approval regarding the development to minimise the environmental impact of the development, pursuant

to policies DM1 and SP1 of Manchester's Core Strategy and the National Planning Policy Framework. Furthermore, environmental health requested an Electrical charging point. However, the proposal omitted car parking provision therefore an air quality condition is not required.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Alterations to the scale, siting and appearance of the proposed dwellings have been sought through the course of the application. The proposal is considered to be in accordance with the Development Plan and therefore determined in a timely manner.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Location Plan and Site Plan, 103, the Design and Access Statement, Flood Information, Transport Statement by Iris Sustainable Planning, stamped as received 19 April 2023.

102, 105 and 105, stamped as received on the 15 June 2023.

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

3) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday: 09:00 - 17:30

Saturday: 09:00 - 17:30

Sunday / Bank Holiday: 10:00 - 17:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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 nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

6) 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 safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

7) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of

remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

8) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) The cycle storage arrangements, shall be carried out in accordance with the drawing number 102 and 106, stamped as received by the City Council, as Local Planning Authority, on the 15 June 2023. The approved scheme shall be implemented prior to the first occupation of the building and shall remain in situ whilst the use or development is in operation.

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

10) A Construction Management Plan shall be provided prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. 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. The document should also consider ongoing construction works and contractor parking in the locality.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the

lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of Manchester's Core Strategy and the National Planning Policy Framework.

13) Notwithstanding the submitted details, the development hereby approved shall not be occupied until a plan indicating the positions, design, materials and type of all boundary treatment (including gates) to be erected, has been submitted to and approved in writing by the City Council as Local Planning Authority. The boundary treatment shall be completed before the development hereby approved is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

14) The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

15) No above ground works shall commence until details of the security measures to be incorporated into the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the building hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

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

* Monday - Friday: 7.30am - 6pm

* Saturday: 8.30am - 2pm

* Sunday / Bank holidays: No work

2) No bins shall be left on the footway or May Street that may impinge pedestrian, cyclist and parking vehicles movements.

3) Where connection to the public sewer is proposed, the applicant must obtain the necessary approvals from United Utilities. The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Highway Services
Greater Manchester Police
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Police
Environmental Health
MCC Flood Risk Management
Highway Services
Highway Services
Environmental Health

Newton Heath Working Mens Club, Old Church Street, Manchester, M40 2JN
65 Old Church Street, Manchester, M40 2JN
Unit 9, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
CITYSCAPE ESTATES LTD, Units 2-3, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
86 Old Church Street, Manchester, M40 2JF
82 Old Church Street, Manchester, M40 2JF
Unit 12, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Unit 10, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Unit 1, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Iceland Frozen Foods, Old Church Street, Manchester, M40 2JS
Netto Foodstores Ltd, Old Church Street, Manchester, M40 2JL
Ladbrooks, 88 - 90 Old Church Street, Manchester, M40 2JF
Top Flat, 84 Old Church Street, Manchester, M40 2JF
84 Old Church Street, Manchester, M40 2JF
Newton Heath Working Mens Club, 67 Old Church Street, Manchester, M40 2JN
Unit 5, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Unit 7, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Unit 6, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
59 - 61 Old Church Street, Manchester, M40 2JN
53 Old Church Street, Manchester, M40 2JN
Unit 8, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
63 Old Church Street, Manchester, M40 2JN
57 Old Church Street, Manchester, M40 2JN
55 Old Church Street, Manchester, M40 2JN
80 Old Church Street, Manchester, M40 2JF

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA