

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133952/FO/2022

Date registered valid: 9 January 2023

Proposal: Erection of a part two, part single storey rear extension to create enlarged ancillary office space and storage to the first floor and creation of new front access door

Address: 72 Hathersage Road, Manchester, M13 0FN

Ward(s): Ardwick Ward

Applicant: Masood Bandbox Laundry

Agent (if any): Mr Robert Spavin, Concept Studio Architecture Ltd.

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 July 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 August and 13 September 2022

Standard consultations:

Printed: 16 June 2023 Expired: 23 June 2023

Neighbour notifications

Printed: 16 June 2023 Expired: 23 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

Description of area

This application relates to a property that is situated on the northern side of Hathersage Road and located in a 2-storey parade of shops with various commercial, ancillary and residential uses at the first floor of neighbouring units. The application property comprises of a ground floor launderette and first flat and ancillary accommodation. The rear of the property has an access via an alleyway connecting the application property to Carmoor Road. The rear of the application is situated in a densely developed context, comprising original outriggers and extensions to neighbouring units. Industrial units used in conjunction with car repairs are situated along northern site boundary. The rear of the application property comprises part single, part two storey extensions within a retained yard area. The application property comprises a mix of pitched, a lean-to roofs.



Fig.1 – Front elevation of 72 Hathersage Road



Fig.2 – Rear of 70 and 72 Hathersage Road



Fig.3 - Buildings along northern boundary and access to Carmoor Road

Description of development

The development involves the alteration of the existing shopfront to facilitate the formation of glazed doorway providing access to an internal corridor and a new staircase providing separate access to a retained first floor flat. To the existing extensions would be removed and replaced with a part single storey extension with a projection of 8.96 metres and a part lean-to roof with a maximum height of 4.1 metres and flat roof of 2.3 metres. A two storey, flat roof element would also be removed. These works are shown at Fig.4.

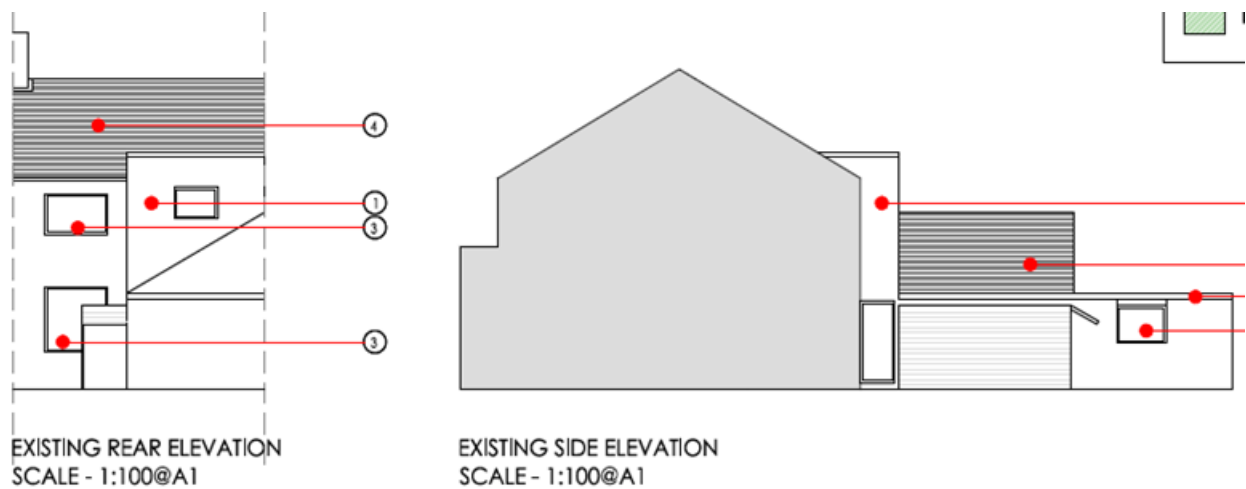


Fig.4 – Existing elevations

The proposed development would involve the erection of a single storey extension with a rearward projection of 9 metres and width of 5.2 metres maintaining an 800 mm gap from the boundary. The single storey extension would have lean-to roof with a maximum height of 3.2 metres. The two-storey element of the extension would have pitched roof with a ridge line at 5.9 metres and aligning with the existing eaves. It would incorporate rooflights the roof planes of the single and two storey extensions. A pair of windows at first floor level in the east and north elevation. Access to the retained yard area would be gained by a doorway in the rear elevation.

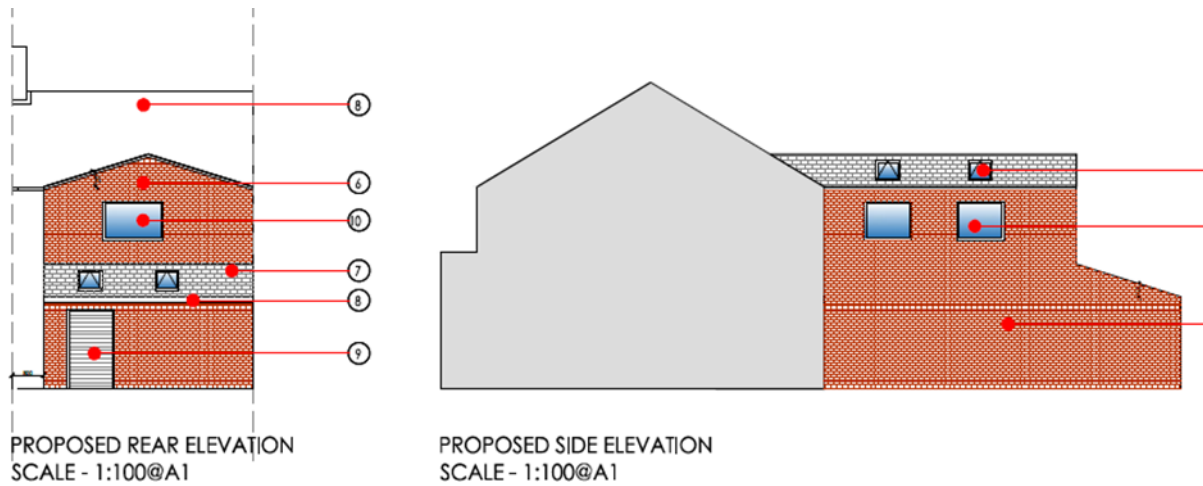


Fig. 5 – Proposed elevations

Internally, the ground floor launderette would be retained with additional ancillary accommodation located in the ground floor extension and a staircase facilitating access to new offices and storage space located in the first floor of the extension. The retained first floor residential accommodation would be self-contained with no direct access from the launderette or new accommodation at first floor level. The offices storage space would be used in conjunction with the operation of the launderette. Bin storage would be accommodated in the rear yard area.

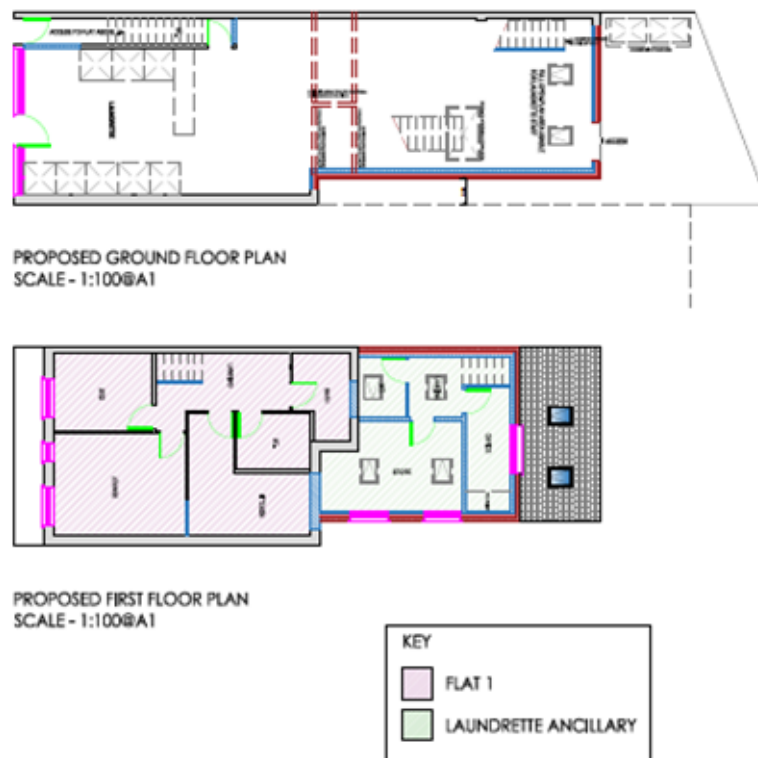


Fig.6 – Proposed layout

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – The following comments have been received:

- i. Waste management – A condition is requested to ensure that the submitted waste management plans is supplemented with further details to accord with Council guidance.
- ii. Contaminated land – A watching brief condition is requested to address potential land conditions identified on commencement of the development.
- iii. Noise – A condition is requested to attenuate against noise from the commercial uses to retained residential use.
- iv. Noise (equipment) – A separate condition is requested to secure noise attenuation of any external equipment required in support of the development.

MCC Flood Risk Management - There is a concern that the development may have some impact on a combined sewer running along the rear of the terraced properties, from West to East before out falling into Hathersage Road near to the Carmoor Road junction. To ensure that the development is not constructed over a sewer without appropriate mitigation and satisfactory drainage is provided, it will be necessary to include a pre-commencement condition relating to detailed drainage design.

Highway Services– The following comments have been received:

- i. The development would be contained within the site with no encroachment on to the highway.
- ii. The applicant has indicated that the development would not result in an increase in the number of staff. The development would not therefore have implications for the operation of the highway, in terms of traffic generation.
- iii. It is acknowledged that the site is not supported with car parking but it is not envisaged that the development would affect the existing circumstances. The site is located on a bus route and accessible by foot thereby reducing the need to access the site by car.
- iv. The provision of secure and sheltered cycle storage for staff and visitors is recommended.
- v. Access to the flat via Hathersage Road is considered to be acceptable.
- vi. Waste collection will continue as existing, i.e., bins presented for collection via Carmoor Road. These arrangements are acceptable.
- vii. It is not considered that the undertaken of construction would have a significant impact given the magnitude of development. Any requirements for the siting of scaffolding on the highway would require the consent of the local highway authority.

Greater Manchester Police Design for Security – Recommend that front entrance, any new external ground floor doors / windows and locks and fittings should meet Secured by Design standards.

United Utilities Water PLC – No comments received.

Issues

National Planning Policy Framework (NPPF) - National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes. In this case that development would maintain existing residential accommodation and encourage its sustained occupation through improved access arrangements. The development would thereby relate appropriately to chapter 5.
- ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 92). It is considered that the development would improve the safety of access to the first floor apartment. The development has the capacity to incorporate security measures to reduce the risk of crime as outlined in the attached informative. The development would thereby accord with chapter 8.
- iii. Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location. The proposed extension would be used in conjunction with the ground floor launderette and the existing residential accommodation with be retained. The site is in close proximity to local bus services. The development would not change the existing circumstances.
- vi. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The development would be relatively dense in a tightly constrained site. However, given the composition of existing built form and the improvements delivered by the quality of the development, it is considered that the development is appropriately related to its context.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG, which have been appropriately responded to:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood Risk
- iv. Health and well-being
- v. Noise

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy

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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

The revised development would improve the appearance of the host building and secure its refurbishment. The development would not depart significantly from the established siting and composition of built form and the development would deliver positive benefits in terms of the design and compositing of the roofscape. Policy SP1 would therefore be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas) -States that opportunities for good design to enhance the overall image of the City should be fully realised to reinforce and enhance the local character and context of the development site. In this case, it is considered that the proposed extension would have a limited visual and would be satisfactorily related to the appearance of the existing building. A condition has been included to ensure that matching used in the elevation, roof and formation of new doorway. It is therefore considered that policy EN1 would be accorded with.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) Has been related to the assessment of the submitted statement detailing measures to reduce CO2 emissions and to secure energy efficiency. These requirements would be responded to through the application of contemporary building techniques and application of materials. On this basis, policy EN4 would be positively responded to.

Policy EN14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. In response to the comments of the Flood Risk Management Team a condition has been included to address potential drainage issues to secure compliance with policy EN14.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

The applicant has identified a waste storage area within the site curtilage. A condition has been included to ensure that bins with the capacity to accommodate waste and recycling are provided as part of the development.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport.

Policy T2 (Accessible areas of opportunity and need) - States that the Council will actively manage the pattern of development to ensure that new development ensuring access by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

In this case, the development site is located in close proximity to local bus routes. The site does not have the capacity to accommodate cycle storage. The mix of uses undertaken within the site would not be affected by the development and there would be no consequential impact in the operation of the highway.

Policy DM1 (Development Management) - 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. Relevant considerations in this case are:

- 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 to ensure that development has regard to the character of the surrounding area.
- Effects on amenity.
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.

The development would not change the existing operation circumstances or mix of uses. The impact of additional built form would be offset by the improvements to the appearance of new built form. Consistent levels of amenity would thereby be maintained. Existing access arrangement would be maintained (regarding inclusive access). Issues of crime prevention and security are capable of being addressed. Waste management would be addressed by condition. Policy DM1 would therefore be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following Unitary Development Plan saved policies are relevant to the assessment of the development:

Part 2

Policy DC26 (Development and noise) - The following elements of policy DC26 are considered to be relevant:

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

The development would relate to an existing circumstance in respect of the mix of uses. It is not considered that the expanded use of the launderette will change the existing circumstances,

which were subject to a noise attenuation scheme as part of planning permission 106633/FU/2014/N2. A condition has been included relating to noise insulation of any externally mounted equipment that may be required in support of the development. It is considered that issues relating to noise attenuation can be addressed to secure accordance with policy DC26.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are of relevance and have been satisfactorily responded to:

- i. Section 2 Design
- ii. Section 3 Accessibility
- iii. Section 8 Community Safety and Crime Prevention.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.. In this case negotiation with the applicant's agent delivered a reduction in the scale and magnitude of the development, appropriate glazing to windows and identified areas for the storage of waste and recycling. On the basis of the submitted details, it is considered that sufficient information was made available to secure the appropriate assessment of the development.

Principle of the development - The development has been amended to reduce its scale, magnitude and appearance and also secure a rear yard area to facilitated bin storage. Within the context of the site, it is considered that the development would be appropriately related to the constraints of the site. Conditions have been included to avoid potential harm to residential amenity and to ensure that proposed offices and not ground floor uses continue to operated in conjunction with a single laundrette business. The mix of business and residential uses would reflect the existing circumstances and related activity. On balance, the principle of the development is considered to be acceptable.

Future use of the development – A condition has been included relates to the development the on-going operation of the ground floor launderette and for no other purposes, including the separate letting of non- residential floorspace for office use.

Siting – The development would bring built form into closer proximity to the boundary with No. 70 and involve a rearward projection of 9 metres and width of 5.2 metres. An 800 mm offset would be maintained to the shared boundary. The impact of the single storey element would be comparable to the existing circumstances i.e., extensions to No. 72 had established overall rearward projection of 8.96 metres the extended ground floor of No 70. covers a substantial part of the former rear yard area. The proposed ground floor element of the development would also maintain of a distance of between 2.9 metres and 5.2 metres to the northern boundary. At first floor level the additional projection of 1.2 metres (beyond the existing centrally positioned built form) would not be unduly harmful give the extent of rear extensions to No 74. Within such a densely developed setting the siting of the development is considered to be acceptable.

Height, scale and massing – The increase in height over the single storey element of the extension at ground floor elevation would not have a significant impact given the extent built form at No 70. and 74. The ridge line of the shallow pitched roof to the new extension has been

informed by the height of the flat roof of the existing 2-storey outrigger and it would align with the existing eaves. There is a characteristic projection of built form of some height projecting for the rear of the application property. The development would be 1.4 metres higher than the existing centrally positioned lean-to roof extension and beyond its rear wall. The impact of increased height would be less substantial in relation to No 74 and the nearest windows appear relate to a bathroom. First floor habitable room windows (to No 74) are located in a recessed elevation, offset from the rear boundary and overlook the rear yard of the property. On balance, may have some impact of residential amenity, it is considered that any harm would be of Whilst the additional height would have some additional impact on habitable room windows to the rear of No 70, this impact would be offset by the improved quality of the elevational design.

Design - The development would secure the replacement of existing extensions with a coherent design response that would significantly improve the appearance of the site and uplift the surrounding context. The elevational treatment of the proposed extensions takes a simple form, which is considered to be appropriate as the additions would not be visible from the street. The roofscape has been satisfactorily related to the existing building. The alteration to the shopfront, involving and new doorway would also be acceptable subject to the use of matching materials. The proposed design is considered to be acceptable and a condition requiring approval of materials in relation to elevations, roof and the shopfront has been included.

Accessibility – There would be not any changes to the existing circumstances.

Residential amenity – Immediate residential uses are limited to upper floor flats above neighbouring retail and commercial units. Whilst the siting of the development would have some impact, its significance has been reduced a context characterised by the intensive arrangement of existing built form. The impact has been reduced by the arrangement of windows and related glazing. It is not considered that the development would significantly depart from the existing circumstances regarding its impact on residential amenity.

Obscured glazing – A condition has been included requiring obscured glazing to the first floor side (east) elevation to avoid undue overlooking of windows in the rear elevation of No 70.

Crime and Security - It is considered that appropriate security measures can be incorporated into the development and the recommendations GMP have been included as an informative.

Reducing carbon emissions and sustainable design - The development would be constructed using contemporary building techniques including arrangement for thermal insulation.

Flood risk – The applicant has agreed to a pre-commencement condition to address the concerns of the Flood Risk Management Team.

Car parking and highways issues – There would be no change in the existing circumstance. The development would relate to existing uses and operations and an increase in car usage or traffic generation is not anticipated.

Cycle storage – The site does not have the capacity to accommodate secure cycle storage.

Construction Management Plan (CMP) - Given the magnitude of the development and availability for rear access to the site, a CMP condition is not considered to be necessary.

Waste management - A condition has been included to ensure that a more comprehensive waste and recycling management strategy is implemented and retained as part of the development. It is anticipated that this can be achieved given the available space in the retained rear yard.

Noise attenuation – A noise attenuation condition relating to planning permission ref: 106633/FU/2014/N2 and the operation of the ground floor launderette has not been discharged and is related to the development. This condition would also address potential noise transfer from the proposed development. A condition has been included requiring noise attenuation to any external plant and equipment installed in support of the development. These measures are required to reduce the impact of potential noise and disturbance and provide safeguards to the residential amenity.

Ground floor opening and servicing hours – To safeguard residential amenity opening and servicing hours have been conditioned and replicated to those attached to planning permission ref: 106633/FU/2014/N2 relating to the authorised launderette and therefore applicable to the continued use and its ancillary offices:

Opening hours – Monday to Sunday 09:00 - 21:00

Servicing - Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Flood risk and site drainage - The recommended condition has been included to secure appropriate drainage.

Conclusion - On this basis, it is considered that the development is acceptable and meets the requirements of and satisfactorily accords with Core Strategy for the City of Manchester, Unitary Development Plan saved policies and the National Planning Policy Framework.

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

In this case, 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 negotiation with the applicant's agent has delivered a reduction in the scale and magnitude of the development, appropriate glazing to windows and identified areas for the storage of waste and recycling. On the basis of the submitted details, it is considered that sufficient information was made available to secure the appropriate assessment of the development.

Condition(s) to be attached to decision for approval

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 Stamped as received by the City Council as local planning authority 31 May 2022 and 3 July 2023:

Planning application forms

Drawing referenced: Proposed double storey rear extension Ref: CSA_66/PL/001 Rev. C (including location plan with a red edge)

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 office space and ancillary storage as shown on drawing referenced: Proposed double storey rear extension Ref: CSA_66/PL/001 Rev. C shall only be used and occupied in conjunction with the ground floor launderette business and for no other purposes.

Reason – For the avoidance of doubt, in the interests of the amenities of the area and secure appropriate site management pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The materials to be used in the construction of the extension and formation of new doorway to first floor apartment within existing shopfront and shown on drawings ref: Proposed double storey rear extension Ref: CSA_66/PL/001 Rev. C and hereby approved, including respective bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

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

Monday to Sunday 09:00 - 21:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy for the City of Manchester.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. No deliveries / waste collections shall take place on Sunday / Bank Holiday.

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

7) Before the occupation of the development, first floor windows in the side (east) elevation of the authorised extension shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

8) Before the occupation of the development, a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of 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.

9) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion. The proposed design must consider existing drainage structures on site which drain off site areas, ensuring that these structures are not compromised by the proposed layout.

Reason: 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 EN17 of the Core Strategy for the City of Manchester.

10) a) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, details measures to safeguard the relating to the retained first floor apartment against noise outbreak from the ground floor launderette and ancillary storage and office accommodation hereby approve. The approved scheme shall be related to a noise survey and fully implemented prior to the occupation of the development.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority, which demonstrates that the recommendations and requirements in the approved acoustic consultant's report have been met, including the undertaking of post completion testing to confirm the attainment of agreed noise criteria met. Any instances of non-conformity with the recommendations in the report shall

be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties against undue noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

11) Before its installation any externally mounted ancillary equipment required in support of the development, shall be acoustically insulated in accordance with a scheme 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 equipment. The approved scheme shall be implemented in accordance with the approved details to and agreed timescale and maintained in situ thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and to reduce undue noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

12) Before its installation any externally mounted ancillary equipment required in connection to the extraction of any fumes, vapours and odours from the premises shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the approved details to and agreed timescale and maintained in situ thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and to reduce undue noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

13) Upon implementation of the development, a 'watching brief' shall be maintained and respond to any ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied. If such contamination is encountered, then development shall cease and/or not occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed Remediation Strategy. Before the occupation of the development, a post completion to shall be submitted and approved in writing by the City Council as local planning authority confirming that land contamination has not been encountered or the development has been undertaken in accordance with the agreed 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 policies SP1, EN19 and DM1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The required waste management strategy should include the following information:

- i. Estimated volumes and types of waste produced by the development;
- ii. Details of internal and external stores for both waste and recycling, including any plans and designs;
- iii. Location of the proposed collection point and details of the route the collection vehicle will take;
- iv. Details of how waste will be transferred between stores and to the collection location;
- v. Details of number and capacity of bins proposed and collection frequency.

3) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements affecting the highway should be agreed with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Highway Services
Greater Manchester Police
United Utilities Water PLC

Rear Of, 68 Hathersage Road, Manchester, M13 0FN
70 Hathersage Road, Manchester, M13 0FN
Flat Above, 70 Hathersage Road, Manchester, M13 0FN
Flat 11, 79 Hathersage Road, Manchester, M13 0EW
Flat 10, 79 Hathersage Road, Manchester, M13 0EW
Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
81 Hathersage Road, Manchester, M13 0EW
79 Hathersage Road, Manchester, M13 0EW
Top Flat, 64 Hathersage Road, Manchester, M13 0FN
Flat 1, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
68 Hathersage Road, Manchester, M13 0FN
64 - 66 Hathersage Road, Manchester, M13 0FN
66 Hathersage Road, Manchester, M13 0FN
74 Hathersage Road, Manchester, M13 0FN
90A Carmoor Road, Manchester, M13 0FB
Room 3 Flat 8, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 3 Flat 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 8, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 7, 83 - 85 Hathersage Road, Manchester, M13 0EW
Room 6 Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 6 Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 3 Flat 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 4, 83 - 85 Hathersage Road, Manchester, M13 0EW

Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 2, 81 Hathersage Road, Manchester, M13 0EW
Room 4 Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4 Flat 8, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 8, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 3 Flat 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 6 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 2, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 4, 81 Hathersage Road, Manchester, M13 0EW
Flat 3, 81 Hathersage Road, Manchester, M13 0EW
Flat 6, 79 Hathersage Road, Manchester, M13 0EW
Room 3 Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 8, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4 Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4 Flat 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4 Flat 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 10, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 7, 79 Hathersage Road, Manchester, M13 0EW
Flat 3, 79 Hathersage Road, Manchester, M13 0EW
Room 4 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4 Flat 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 6, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 3, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 11, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 4, 79 Hathersage Road, Manchester, M13 0EW
Room 2 Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 2 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 5, 81 Hathersage Road, Manchester, M13 0EW
Flat 8, 79 Hathersage Road, Manchester, M13 0EW
Flat 2, 79 Hathersage Road, Manchester, M13 0EW
Room 3 Flat 6, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 4, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 3 Flat 2, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 1 Flat 1, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 5, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 6, 81 Hathersage Road, Manchester, M13 0EW
Flat 5, 79 Hathersage Road, Manchester, M13 0EW
Room 7 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 3 Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 4 Flat 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Room 5 Flat 7, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
First Floor, 74 Hathersage Road, Manchester, M13 0FN

Flat 9, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 1, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 3, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 9, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 8, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 5, Darbshire House, 293A Upper Brook Street, Manchester, M13 0FW
Flat 1, 81 Hathersage Road, Manchester, M13 0EW
Flat 9, 79 Hathersage Road, Manchester, M13 0EW
Flat 1, 79 Hathersage Road, Manchester, M13 0EW
Flat Above 72 Hathersage Road, Manchester, M18 0FN

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
Area Team Boundary - Name: NORTH