

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135684/JO/2022

Date registered valid: 6 December 2022

Proposal: Variation of conditions 2 (specified plans) 3 (number of units) 4 (use) 5 (elevation details) 6 (ground floor elevations) 8 (off site car parking) 10 (waste management) and 14 (glazing) attached to planning permission referenced 126006/FO/2020 to allow alterations to the building height, number of units and parking layout

Address: 7 Rainforth Street, Manchester, M13 0RP

Ward(s): Longsight Ward

Applicant: Kaam Limited

Agent (if any): Mrs Larna Smith Avison Young

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

Recommendation: Approve

Date of recommendation: 16 February 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 10 January 2023

Standard consultations:

Printed: 21 December 2022

Expired: 11 January 2023

Neighbour notifications

Printed: 3 January 2023

Expired: 24 January 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The surrounding area is predominantly retail commercial and the site is located close to the junction of Stockport Road and Rainforth Street and is within Longsight District Centre. The application relates to a detached 4-storey, red-brick building constructed over a semi-raised basement, resulting in the formation of steps to the main entrance of the building. The building has disused and enclosed bridge links to a similar building at 9 Rainforth Street; the applicant has confirmed that access between the two buildings has not been retained. The building sited at the back of pavement with small enclosed rear yard area. The site is not supported with off-street car parking. Single line waiting restrictions are in operation outside the application premises.

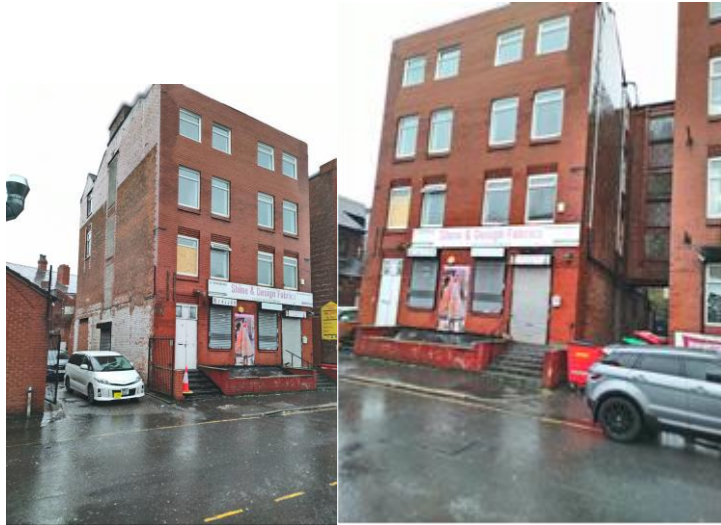


Fig.1 – Views of the application site from Rainforth Street.

Description of development

The proposed development would involve:

- i. A reduction in the overall number of residential units from 8 to 6 units;
- ii. A reduction in the number of storeys from 5 to 4. The proposals previously involved the reconfiguration of the internal layout to facilitate the formation of an additional fourth floor, which would be omitted in the revised development;
- iii. Reconfiguration of internal space following the omission of the previously approved additional floor, rearrangement of apartments and servicing arrangements and removal of roof structure servicing a redundant internal platform lift.
- iv. Related changes to arrangement and number of windows;
- v. Maintenance of existing arrangements for bin and cycle storage;
- vi. A reduction in the off-site parking provision from 8 no. of parking spaces to 6 no. of parking spaces;
- vii. Conditions have been amended in response to changes to referenced drawing numbers.

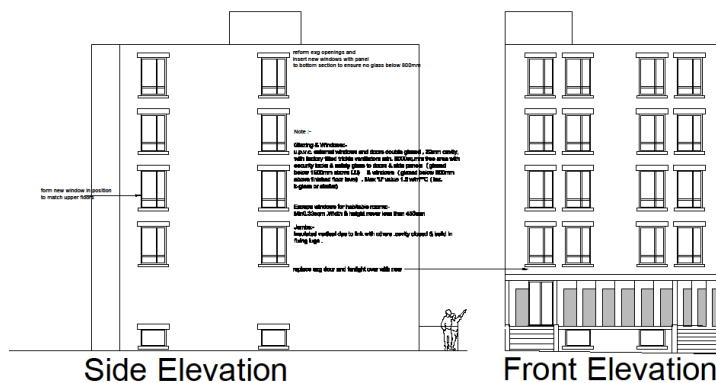


Fig.2 - Approved elevation ref: 126006/FO/2020



Fig.3 – Existing and proposed elevation to Rainforth Street ref: 135684/JO/2022

Site history

- i. CDN/21/0871 Application Approved - 03.12.2021- Discharge of condition no.8 (off-site car parking provision for residents) attached to planning permission ref: 126006/FO/2020
- ii. CDN/20/0827 Application Approved - 13.01.2021 - discharge of condition 6 (materials), condition 11 (noise), 13 (bio diversity) attached to planning permission referenced 126006/FO/2020
- iii. 126006/FO/2020 Application Approved - 23.06.2020 – Change of use to provide 8 apartments (Class C3) within upper floors (4 x 1 bed and 4 x 2 bed) including the insertion of additional floor within the fabric of the existing building, elevational alterations (including the raising of the side and rear elevations to allow the formation of a continuous flat roof) and refuse and cycle storage at ground floor.
- iv. 124658/FO/2019 Application Withdrawn - 31.12.2019 - Proposed change of use of existing building with the formation of an additional floor level to provide 10 no. self contained apartments within basement and first to fourth floor inclusively with ground floor retail unit (Class A1) and associated elevational alterations
- v. 123137/P3PPA/2019 Application Refused - 13.05.2019 - Prior notification application for the change of use of first, second and third floors from Class B8 storage and distribution to 3 no. Class C3 residential apartments

- vi. 070938/FO/2004/N2 Application Approved - 01.04.2004 - Formation of new entrance and steps to shop
- vii. 068288/FU/2003/N2 Application Approved - 11.08.2003 - Change of use of factory to a retail shop on ground and first floor
- viii. 066505/FO/NORTH2/02 Application Approved - 29.11.2002 - Erection of one telecommunications antenna on the rooftop to the rear of property

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – No comments.

Environmental Health – The following comments have been received.

- i. Condition 10 of 126006 - It is noted that there is no intention to amend the bin store details and the proposals are therefore acceptable with respect to waste management.
- ii. Condition 11 of 126006 - It is also noted that a new Acoustic Planning Report by Lighthouse Acoustics (Ref: 0586/APR2 dated 29 November 2022) has been submitted which reflects the proposal to reduce the number of residential units to six. The report contains recommendations for glazing and ventilation, and states that "Acoustic test data for the proposed glazing systems should be forwarded for review" and "A ventilation engineer should be consulted to ensure that a suitable system is proposed that satisfies the requirements of Approved Document F, "Ventilation". Acoustic test data for the proposed ventilators (or other means) should be forwarded for review acoustically". The report does not refer to specifications previously agreed under CDN/20/0827 (Lighthouse Acoustics letter report Ref: 0586/le/04 dated 27 October 2020), and confirmation should therefore be provided of whether those specifications require amendment. In addition, the new report provides plant sound emission limits, and states that "Plant selections for the proposed residential flats have not been made at this stage of the development. As such, it is not possible to assess atmospheric building services sound to the nearest noise sensitive receptors." Confirmation is therefore required that selected plant will meet the emission limits set out in the report. Due to the above outstanding matters we recommend the reimposition of condition 11 on any approval granted for the above variation, referencing the new acoustic report.

Flood Risk Management Team – Site is within Flood Zone 1 and low risk of surface water flooding and whilst the change of use results in a change in Flood Risk Vulnerability Classification, it does not require any mitigation measures and/or a drainage condition.

Greater Manchester Police Design for Access – No comments received.

United Utilities Water PLC – No comments received.

Greater Manchester Ecology Unit – Do not wish to comment.

Issues

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, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. This should be reflected in the consideration of the size, type and tenure of housing needed for different groups in the community. Chapter 5 states that the provision of affordable housing should not be sought for residential developments that are not major developments and that the re-use of brownfield sites should be encouraged). It is also considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly. It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers. It has been previously demonstrated that the development accords with the above criteria. Whilst the development would reduce the number of units, it would still maintain a contribution to local housing stock without requiring significant change to the structure of the building. It would also continue to secure a sustainable use for vacant floorspace within the building. Chapter 5 would thereby continue to be complied with.
- 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. It is considered that the development would continue to achieve satisfactory natural surveillance and an informative has been included to encourage security measures that meet secured by design criteria. On this basis it is considered that development would be satisfactorily related to Chapter 8.
- iii. Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:
 - a) Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
 - b) Safe and suitable access to the site can be achieved for all users; and
 - c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The application site is located in a sustainable location in terms of the proximity of Longsight District Centre and access to public transport. A previous condition relating to the provision of off-site car parking has been amended to ensure that 6 spaces would be related to the development. On this basis it is considered that any demand for car parking is capable of being addressed, In the light of the above, the proposed development would thereby be consistent with the requirement of Chapter 9.

iv. Chapter 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites. It is considered that chapter 11 would continue to be positively responded to as it would secure the re-use of an existing building with appropriate layouts that respond to the constraints of the application building. The development would thereby be satisfactorily related to Chapter 11.

v. 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. In this case, limited interventions would be made to the exterior of the building and its character, composition and relationship to the streetscene would be maintained. A condition has been included relating to the development, to ensure that 'making good' of external elevations is undertaken using matching material. On this basis Chapter 12 would be accorded with.

vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States that new development should be planned for in ways that:

- a. Avoid increased vulnerability to the range of impacts arising from climate change;
- b. Can help to reduce greenhouse gas emissions, such as through its location, orientation and design.

It further states that all plans should apply a sequential, risk-based approach to the location of development - taking into account the current and future impacts of climate change to avoid where possible, flood risk to people and property.

It is considered that the site responds positively to chapter 14, through the incorporation of design techniques that reduce the potential for carbon emissions and being located in a location that is not vulnerable to flood risk. Chapter 14 would thereby be accorded with.

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:

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

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has been given to the benefits of delivering a sustainable housing development and measures to secure appropriate noise attenuation and waste management. The above principles have been appropriately accorded with for the reasons set out below.

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)

Policy SP1 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.

It is considered that the proposed development would continue to contribute positively to the formation of a sustainable community, which would be beneficial to existing and future residents through the provision of additional housing within an existing building. On this basis, policy SP1 would be positively responded to.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It also advocates that housing can make a positive contribute to the vitality and viability of district centres and it considered that the development would positively respond to this objective.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design and opportunities for good design, which enhance the overall image of the City should be fully realised, particularly along major radial roads, such as Stockport Road. In this case, it is considered that the applicant has positively responded to the requirements of policy EN1 by limiting interventions to the original building thereby ensuring that its character and relationship to the streetscene would be maintained.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - Has been related to the assessment of the submitted design and statement, which details measures to reduce CO2 emissions and to secure energy efficiency. The development would not secure the energy performance of new building. However, its energy performance would be improved through compliance through the installation of new windows. It would also secure the re-use of the building thereby retaining the energy inputted through its retention and predominant maintenance of existing materials. In this context the development would be appropriately related to policy EN4.

Policy EN 14 (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. The application sites located in Flood Zone 1 and there is not a specific requirement for specific drainage in respect of the development.

Policy EN15 (Biodiversity and Geological Conservation) - States, amongst other things, that the developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site. Policy EN15 has been Positively responded to through a condition to ensure the implementation of the development in accordance with a submitted bat survey. A separate condition would also secure the provision of bat and bird boxes to enhance local biodiversity.

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.

Policy EN19 has been related to the proposed waste management arrangements, which have been previously considered to be acceptable and related to the development by condition to accord with policy EN19.

Policy H1 (Overall Housing Provision) - Sets the objectives for the delivery of new housing in Manchester. It encourages the re-use of previously developed sites, secure high quality urban design and secure an appropriate mix of housing tenure. It is considered that the development has been appropriately related to these objectives.

Policy H 5 (Central Manchester) - States that Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. It states that high density housing will be permitted within Longsight District Centre as part of mixed-use schemes. Policy H5 has been referenced given the proximity of the site to Longsight District Centre. It is considered that the development would continue to improve the supply of local housing and improves the vitality of the district centre.

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. The policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car;
- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car;
- iii. Improve pedestrian routes and the pedestrian environment;
- iv. Reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

In this case, the proposed development is located in a sustainable location, in terms relationship to proximity to district centres and access to public transport thereby reducing reliance on private car usage. The development has been related to a condition to ensure the provision of 100 % off-site car parking for residents, with the neighbouring Longsight Business Park previously identified as its location. The applicant has also provided satisfactory cycle parking provision and condition has been included to maintain the approved capacity. On this basis, it is considered that policy T1 would be appropriately responded to.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. 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;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals with regard to its potential impact on residential amenity and the contextual relationship of the new building and its functions on the local built environment. Given the nature of the building and its context amenity space would not be delivered. However, it is considered that development has been appropriately related to the constraints and configuration of the existing buildings to respond positively to policy DM1.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. In this case, the constraints of the site would prevent the formation inclusive access but this would be offset by the benefits of securing a sustainable use of the building.

Policy DC26 (Development and noise) – Has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This particularly relevant given the proximity of the site to established residential uses.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

It is considered that the design is capable of accommodating satisfactory noise insulation based on the details of the submitted acoustic report and the related supplementary report that has been requested by Environmental Health and previously agreed with the applicant. The introduction of a future use of the ground floor unit would require planning permission and a related noise assessment to ensure appropriate noise attenuation to upper floor residential uses.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The guidance states that the delivery of high-quality, flexible housing will be

fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. In this case, the application of the guidance has been affected by the constraints of the application building. However, the development would deliver appropriately sized apartment that accord with the criteria set out in the guide. It is considered that the quality of the urban design responds positively to the guidance.

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 officers and the applicants (through their appointed representatives) engaged in pre-application discussions to determine the extent of the proposed changes and their assessment through an s73 application. The submission is sufficiently detailed and has facilitated the assessment of the revised proposal without a requirement for further negotiation.

Principle of the development – The principle of the development remains acceptable as it would deliver a contribution of local housing supply and secure a sustainable use for the upper floors of an underutilised building.

Future use of the apartments - A condition has been included for purposes of clarity and to confirm that the authorised development relates to the formation of 6 apartments (Class C3). A separate condition has been included to facilitate the appropriate future use and management of the authorised apartments limiting their future occupation to Class C3 (a) not precluding occupation by two unrelated people sharing a property. This condition is considered necessary to secure the appropriate management of the apartments.

Residential space standards - The proposed development would deliver a mix of residential units of varying sizes that have been assessed against the criteria set out in the adopted Manchester Residential Quality Guidance. Revisions to the internal layout have resulted in changes to the configuration the applicant has confirmed that the proposed apartments would be occupied on the following basis:

One bedroom apartments (3 units) - 1 bedroom, 1 person (required space 39 sq metres);
Two bedroom apartments (3 units) - 2 bedroom, 3 persons (required space 61 sq metres).

It is acknowledged that 4 of the previously proposed apartments would have achieved 50 sq metres. However, there has been a reduction in space to secure a more appropriate configuration of the lounge area and bedrooms to the larger apartment, as well as, necessary delivery of communal and servicing areas. As the development relates to the conversion of existing space. It is considered that the achieved internal space is considered to be acceptable. The development maintains the characteristics of the existing building, contribute to the quality of local housing. It would also represent a sustainable development, in terms of re-use of existing space and its location and relationship to public transportation links and proximity of shops and services within Longsight District Centre. The proposed development would thereby positively contribute to sustainable growth in Manchester and thereby respond positively to the Manchester Residential Quality Guidance.

Residential amenity - It is considered that the proposed noise attenuation condition is capable of safeguarding residents' amenity from undue noise disturbance. The amenity of future residents

would be affected by a lack of external amenity space. However, the accommodation would be consistent with upper floor residential uses within a district centre. Furthermore, the internal space within the apartments would be of a higher quality than found elsewhere in the district centre.

The nearest outrigger to No 580 incorporates an upper floor solid door and air conditioning unit. In these circumstances, it is not considered that overlooking and undue loss of privacy would occur and obscure glazing to these windows is not considered necessary. The scheme would include the retention and reinstatement of windows in the side elevations. These previously served storage areas but would now relate to bedrooms and secondary lounge windows. Due to the constrained nature of this site and relationship to no.9 Rainforth Street, it is proposed that all lounge and bedroom windows to the side elevations (both north and south) be opaque glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, up to 1.7 metres above the floor of the room in which the window is installed, and be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall remain so in perpetuity. These arrangements were previously conditioned. It is not considered that the development would maintain appropriate residential amenity.

Noise - The application has been previously supported with a revised acoustic survey, to reflect changes to the development including a reduction of units to six. A previously included condition has been re-attached to ensure approval of:

- i. Details of proposed glazing systems in accordance with recommended minimum sound insulation performance;
- ii. A report from mechanical services / acoustic engineer relating any proposed ventilation system supporting the development, including, if required, the number of ventilators per room and details of a forced mechanical ventilation system with related controls;
- iii. A further report from an acoustic engineer on selected plant design in accordance with recommended plant emission limits at nearest noise sensitive receptors.

The applicant has agreed to this approach. Should a ground floor and basement use be proposed in the future, a new acoustic report would be required to ensure appropriate attenuation of noise to safeguard the amenity of upper floor residents. On this basis, it is considered that appropriate noise insulation is capable of being achieved.

Retail use to ground floor and basement - In reviewing the planning application ref: 126006/FO/2020, reference was made to application 123137/P3PPA/2019 (Prior notification to Class B8). This application included supporting information from the Valuation Office that indicated the ground floor of the premises was used as a workshop. The property is currently vacant. Although, retail activity has taken place to the ground floor in the past, such use has not been authorised. A condition has therefore been included to relate the development to the description set out in the application forms, i.e., 6 apartments with related works. A separate condition has been re-attached to exclude the details of the retail use from the planning permission. If the retail use is to be assessed a new application would be required and would be assessed with regard to its relationship to neighbouring retail and commercial uses and residential use within the site.

Impact of the streetscene - The height the building would have a limited impact on Rainforth Street and Dickenson Road. Any views of the building from these streets would be potential improved through the cohesive formation of refurbished elevation. Views of the site from Stockport Road are affected by the screening afforded by neighbouring 3-storey buildings. An acceptable relationship to the streetscene would be maintained.

Height, scale and massing -The proposed alterations to the roof would secure a continuous roof height of 14.1 metres, following the removal of the service block the internal lift. The maximum height original building presented to Rainforth Street would be maintained as an important characteristic of the streetscene. The previous planning permission ref: 126006/FO/2020 would have resulted in the formation of a continuous flat roof extending toward the rear of the building. The omission of this element of the development has facilitate the retention of pitched roof detailing to the rear of the building. It would also reduce the bulk and massing of the building. The development would not therefore significantly affect the existing circumstances.

Design – The development would be appropriately related to the elevational composition of the original building with new windows and frames being of an appropriate style and position. A condition has been included to ensure that the development is implemented in accordance with the specified materials and that brickwork and mortar matches the existing brickwork. On this basis, the design of the proposed addition and elevational alterations is considered to be acceptable.

Crime and security - It is considered that the development would maintain appropriate natural surveillance. An informative has been included to encourage the incorporation of new locks, fittings and security measures that meet secured by design standards to enhance site security.

Accessibility - The existing development has and elevated ground floor. Given the constraints of the siting and position in relation to the back of footpath, ramped access could not be provided and inclusive access could not be provided in this case.

Reducing carbon emissions and sustainable design - The development would secure a sustainable use for an existing building. The proposal would incorporate uPVC windows and meet the requirements of building requirements to achieve appropriate sustainable design within the constraints of a refurbished building. Within this context it is considered that the development is capable of achieving satisfactory carbon reductions.

Car parking and highways issues - The development is located in a sustainable location in relation to access to local access to shops, services and public transport. However, it has been previously established that there is likely to be some demand for car parking that cannot be accommodated within the application site. To avoid a potential localised on-street car parking, a condition has been re-attached secure six off-site car parking.

Cycle storage - The applicant has previously indicated the provision of 16 secured cycle spaces with an enclosed area adjacent to the building. This area has been retained for cycle storage. As the applicant has not sought to amended cycle storage, the related condition has been amended to ensure the provision of 16 secure cycle spaces is retained as part of the development for the residential use and any future ground floor use.

Bio - diversity - In response to the previous recommendations of GM Ecology Unit, a condition has been recommended to secure a positive contribute to local bio-diversity through the provision of bird and bat boxes.

Waste management - The applicant has demonstrated that the site has the capability and capacity to accommodate the following waste and recyclable material, which accords to current City Council guidance and is location within and enclosure within the building, i.e.:

General refuse: 1 x 1100 litres

Pulpable: 1 x1100 litres

Mixed: 1 x1100 litres

Food: 1 x 240 litres

The applicant has not sought to change the waste management arrangements. Potential arrangements for the residential and future ground floor uses would therefore continue to be provided, including previously applied bin capacities. On the basis of the above, it is considered that appropriate waste management would be achieved.

Conclusion - The proposed development would continue to provide a sustainable use for a upper floors of a relatively large building that would otherwise be remain vacant and may be subject to structural decline. Upper floor residential use (with potential for future ground floor use with basement storage) would be the most suitable use in this location. The development is therefore considered to be acceptable.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case officers and the applicants (through their appointed representatives) engaged in pre-application discussions to determine the extent of the proposed changes and their assessment through an s73 application. The submission is sufficiently detailed and has facilitated the assessment of the revised proposal without a requirement for further negotiation.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of 4 months and 7 days 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 on 27 May 2020, 9 June 2020 and 6 December 2022:

Application for Removal or Variation of a Condition following Grant of Planning Permission
Existing and Proposed Floor Plans, (ref: A1265(02)AP007)

Existing and Proposed Street Elevations, (ref: A1265(01)AP006)

Proposed Site Plan and Basement Plan, (ref: A1265(02)AP001, Rev P2)

Proposed Ground and First Floor Plans, (ref: A1265(02)AP002, Rev P2)

Proposed Second and Third Floor Plans, (ref: A1265(02)AP003, Rev P2)

Proposed West and North Elevations, (ref: A1265(02)AP004, Rev P2)

Proposed East and South Elevation, (ref: A1265(02)AP005, Rev P2)

Bin Store details Ref: F11/EA/17 Rev. C

Windows distances Ref: Ref: F11/EA/18 Rev A.

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 planning permission hereby granted relates to the formation of 3 x two bedroom apartments and 3 x one bedroom apartments on floors 1 to 3 (inclusive) as set out on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the details of the approved drawings referenced:

Existing and Proposed Floor Plans, (ref: A1265(02)AP007)

Existing and Proposed Street Elevations, (ref: A1265(01)AP006)

Proposed Site Plan and Basement Plan, (ref: A1265(02)AP001, Rev P2)

Proposed Ground and First Floor Plans, (ref: A1265(02)AP002, Rev P2)

Proposed Second and Third Floor Plans, (ref: A1265(02)AP003, Rev P2)

Proposed West and North Elevations, (ref: A1265(02)AP004, Rev P2)

Proposed East and South Elevation, (ref: A1265(02)AP005, Rev P2)

Bin Store details Ref: F11/EA/17 Rev. C

Windows distances Ref: Ref: F11/EA/18 Rev A.

the planning permission hereby granted does not confer consent for the undertaking of retail/commercial use (Class E) in the ground floor and basement of the building.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The development hereby approve shall be implemented in accordance with the materials and specification detailed on drawings referenced: Proposed West and North Elevations, (ref: A1265(02)AP004, Rev P2) and Proposed East and South Elevation, (ref: A1265(02)AP005, Rev P2) relating to 1st to 3rd floor external elevations, including the formation

of brick sills and lintels. Any required reinstatement works to external elevations shall be implemented using matching brick, mortar and roofing materials and maintained in situ thereafter.

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, EN1 and DM1 of the Core Strategy for City of Manchester.

6) Before the occupation of the development, details materials and specifications of the ground floor and basement elevations, as shown on drawings referenced: Proposed West and North Elevations, (ref: A1265(02)AP004, Rev P2) Proposed East and South Elevation, (ref: A1265(02)AP005, Rev P2) Proposed elevations F11/EA/12 Rev C and Proposed elevations F11/EA/13 Rev D, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented before the occupation of the development and maintained in situ thereafter.

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, EN1 and DM1 of the Core Strategy for City of Manchester.

7) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Before the occupation of the approved development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the arrangements for the provision of 6 (six) off-site car parking for use by residents of the authorised apartments. The arrangements for off-site car parking shall be made available to residents prior to the occupation of any of the authorised apartments and shall be maintained in situ thereafter.

Reason - To ensure that the development is supported with satisfactory car parking provision and in the interests of residential amenity and pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of any of the authorised apartments, the development shall be fully implemented in accordance with the submitted arrangements for cycle storage as detailed on drawings referenced: Bin store details Ref: F11/EA/17 Rev C. The implemented cycle storage shall be maintained in situ thereafter.

Reason - To ensure that the development is supported with satisfactory cycle storage, to encourage the use of sustainable modes of transport and in the interests of residential amenity, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

10) Before the occupation of any of the authorised apartments, the development shall be fully implemented in accordance with the submitted waste management plan comprising of the details within the Waste Proforma dated 23 January 2020 and Proposed West and North Elevations, (ref: A1265(02)AP004, Rev P2) and Proposed East and South Elevation, (ref: A1265(02)AP005, Rev P2) and Bin store details Ref: F11/EA/17 Rev C. The approved waste management arrangements shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

11) Before the development commences, the submitted document referenced: 7 Rainforth Street, Manchester, Acoustic Planning Report by Lighthouse Acoustics, Ref: 0586/APR2 dated 29 November 2022 shall be supplemented with a scheme to be submitted to and approved in writing by the City Council as local planning authority, detailing measures for acoustically insulating the residential accommodation and shall include:

- a. Details of proposed glazing systems in accordance with recommended minimum sound insulation performance;
- b. A report from mechanical services / acoustic engineer on any proposed ventilation system supporting the development, including , if required, the number of ventilators per room and details of a forced mechanical ventilation system with related controls;
- c. A further report from an acoustic engineer on selected plant design in accordance with recommended plant emission limits at nearest noise sensitive receptors.

The approved noise insulation scheme shall be implemented before any of the apartments are occupied and maintained in situ thereafter.

Reason - To secure a reduction in noise from Rainforth Street and between authorised apartments, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

12) The development shall be fully implemented in accordance with document referenced Daytime Bat Survey of 7 Rainforth Street, Longsight Manchester by Rachel Hacking Ecology dated March 2020. If the authorised works have not commenced by March 2022 , no works shall take place until an updated bat survey has been submitted to and approved in writing by the City Council as local development. The development shall be fully implemented in accordance with the approved updated bat survey.

Reason - To provide opportunities for new wildlife habitats and ensure the protection of the existing habitats of species that are protected and in order to comply with policies SP1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

13) The discharge of condition 13 (Bio-diversity) is approved on the basis that the development is implemented in accordance with the scheme comprising letter from Kingdom Ecology dated 3 September 2020 and referenced: Biodiversity Enhancement Measures- 7 Rainforth Street, Longsight, Manchester, M13 0RP (Application No: 126006/FO/2020), including: the installation

of individual bat, sparrow nest and swift nest boxes detailed in Figure 1 - Bio-diversity enhancement. The approved details shall be implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity, pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) Before first occupation of the development thereby approved, all bedroom , and living rooms windows to the side elevations (north and south elevation) as shown on plan referenced:

Proposed Floor Plans:

Proposed Ground and First Floor Plans, (ref: A1265(02)AP002, Rev P2)

Proposed Second and Third Floor Plans, (ref: A1265(02)AP003, Rev P2)

Elevations:

Proposed West and North Elevations, (ref: A1265(02)AP004, Rev P2)

Proposed East and South Elevation, (ref: A1265(02)AP005, Rev P2)

shall be opaque glazing to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, up to 1.7 metres above the floor of the room in which the window is installed, and be non-opening , unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking, pursuant to the Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

Informatives

1) Information for Developers guidance documents can be downloaded using the following link:

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

2) The developer should be advised that bats are a protected and, if encountered during construction, work should cease until advice has been sought from a licenced ecologist and implemented accordingly.

3) It is recommended that consideration should be given to the following security measures as part of the development, which should meet secured by design standards:

- i. Door and access controls;
- ii. Windows;
- iii. Alarms and CCTV;
- iv. Lighting.

Appendix 1 – List of consultees & neighbours notified

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

Ground Floor, 11 Rainforth Street, Manchester, M13 0RP
588 Stockport Road, Manchester, M13 0RQ
13 Rainforth Street, Manchester, M13 0RP
11A Rainforth Street, Manchester, M13 0RP
Upper Ground Floor Unit 52, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 50, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
11 Rainforth Street, Manchester, M13 0RP
590 Stockport Road, Manchester, M13 0RQ
584 Stockport Road, Manchester, M13 0RQ
586 Stockport Road, Manchester, M13 0RQ
Studio 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Studio 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Flat 1, 588A Stockport Road, Manchester, M13 0RQ
588A Stockport Road, Manchester, M13 0RQ
First Floor Studio 15, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 19, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 30, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 33, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 37, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 28, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 25, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 55, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 12, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 7, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 7, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
576 - 578 Stockport Road, Manchester, M12 0RQ
Lower Ground Floor Unit 15, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 4, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 13, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 17, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 23, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 26, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 10, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 6, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 42 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 41 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 1, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 20, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 16, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 3, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 2, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 35, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 13, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 19, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 11, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 18, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 17, Longsight Business Park, Hamilton Road, Manchester, M13 0PD

Upper Ground Floor Studio 2, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 24, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 5, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 10, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor And Second Floor, 590 Stockport Road, Manchester, M13 0RQ
Upper Ground Floor Studio 5, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 34, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 14, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
MAXTOP TRADING LIMITED, Upper Ground Floor Unit 45, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 46, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 14, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 20, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 51, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 54, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 36, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 57, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 47 And 48, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 38, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 3, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 21, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 40 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 39, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 56, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 44, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 22, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Cafe, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 31, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 4, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 21, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 32, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 12, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 49, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 18, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 11, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 53, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 1, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Ground Floor, 590 Stockport Road, Manchester, M13 0RQ
Upper Ground Floor Unit 43, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 27, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 16, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 29, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 6, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor, 388C Dickenson Road, Manchester, M13 0WQ
396A Dickenson Road, Manchester, M13 0WQ
7A Rainforth Street, Manchester, M13 0RP
Second Floor, 580 Stockport Road, Manchester, M13 0RQ
Shoebox, 388C Dickenson Road, Manchester, M13 0WQ
Fabric Ideas, 388B Dickenson Road, Manchester, M13 0WQ
Shee Trends, 388 Dickenson Road, Manchester, M13 0WQ
392 Dickenson Road, Manchester, M13 0WQ
390 Dickenson Road, Manchester, M13 0WQ

394 Dickenson Road, Manchester, M13 0WQ
396 Dickenson Road, Manchester, M13 0WQ
576 - 578 Stockport Road, Manchester, M13 0RQ
First Floor And Second Floor, 580 Stockport Road, Manchester, M13 0RQ
7 Rainforth Street, Manchester, M13 0RP
582 Stockport Road, Manchester, M13 0RQ
574 - 576 Stockport Road, Manchester, M13 0RQ
580 Stockport Road, Manchester, M13 0RQ
9 Rainforth Street, Manchester, M13 0RP

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA