

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130916/JO/2021

Date registered valid: 1 July 2021

Proposal: Variation of conditions 10 (acoustic measures including operating hours), 12 (operating hours) and 14 (drainage) attached to planning permission ref: 126127/FO/2020

Address: Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH

Ward(s): Longsight Ward

Applicant: Mr O Gawad, Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH

Agent (if any): Mr Robert Spavin, Concept Studio Architecture Ltd, 51 Normanby Road, Worsley, Manchester, M28 7TS

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

Recommendation: Approve

Date of recommendation: 10 October 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Industry

Date of site visit: 1 August 2021

Standard consultations:

Printed: 6 July 2021 Expired: 27 July 2021

Neighbour notifications

Printed: 12 July 2021 Expired: 2 August 2021

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 planning application relates to a site comprising of Victorian red brick industrial buildings constructed in 1870 and associated warehousing unit and service yard access form a shared pedestrian and vehicular access adjacent to the southern boundary. The last known use of the buildings within the site was for the former classification of Class B1(c), which would continue as part of the occupation of the building for the undertaking of a printing business. The area to the south and west of the application site is predominantly residential with largely commercial and industrial uses located to the north. Open space / parkland is located to the east.



Fig. 1 – Views of the application site

Description of development

The proposal relates to amendments to conditions relating to the erection of two buildings incorporating a matching elevational design with a pitched roof composition. The proposed ridge line would run from west to east with a maximum height of 8 metres and eaves at 5 metres. The building depth would be 28 metres and width of 16 metres. The elevational composition would comprise of silver coloured cladding panels and corrugated metal profile roofing in goosewing grey. Access to the building would be via matching metal roller shutter doors.

The applicant has agreed the following uses for the respective buildings:

- i. Warehouse building 1 - Class B2 use only.
- ii. Warehouse building 2 - Class E (Research and development and light industrial use only) or B8 (Storage and distribution)

The following variation to the specified conditions area proposed:

- i. Conditions 10 (Acoustic measures including operating hours) – As the acoustic report demonstrate that the development is capable of being implemented in accordance measures to secure appropriate noise attenuation to safeguard residential amenity. It is therefore proposed that working hours be extended from 8.30 am to 4.30 pm to 8.30 am to 6.00 pm.

- ii. Condition 12 (Operating hours) - The authorised operating hours relate to:

Mondays to Saturdays: 8.30 am to 4.30 pm:

Sundays and Bank Holidays: Closed

The applicant has indicated that on the findings of the revised acoustic report opening hours are capable of being extended to 8.30 am to 6.00 pm, Monday to Sunday (including Bank Holidays), as additional harm would not be caused.

- iii. Condition 14 (Drainage) – The applicant have submitted a revised drainage scheme to demonstrate that drainage can be routed from south to north to secure discharge into the Gore Brook surface watercourse via a controlled flow mechanism.

Site history

126127/FO/2020 - Erection of two single storey buildings for flexible use within uses Class E (Research and development and light industrial use only), B2 (general industrial) and B8 (storage and distribution)

Approved – 24 November 2022

CDN/21/0494 - Discharge of conditions 3 (materials), 11 (external equipment), 20 (waste storage) and 23 (landscaping) attached to planning permission ref:126127/FO/2020

Approved 24 August 2022

126127/FO/2020 - Erection of two single storey buildings for flexible use within uses Class E (Research and development and light industrial use only), B2 (general industrial) and B8 (storage and distribution)

CDN/18/0651 - Application to discharge Condition 15 (Part A - Contaminated Land) attached to planning permission 118680/FO/2017

Approved 4 September 2019

118680/FO/2017 - Erection of two buildings for warehousing / light industrial uses (Class B1 and B8) with associated car parking and servicing

Approved 11 May 2018

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health - No objection.

Flood Risk Management – Following extensive negotiation with the developers drainage consultant, it is considered that sufficient information has been provided to address the previous pre-commencement requirement of condition 14. It is therefore recommended that the development be related to the submitted drainage details, including mechanisms to manage flow rates. The previously included drainage verification condition should be reinstated.

Environment Agency – Conditions 10, 12 and 14 were not originally requested by the EA, but its views have been sought due to the proposed alteration to approved surface water drainage for development proposal (condition 14). It is understood that the applicant intends to route surface water off-site via the creation of a new outfall into Chorlton Platt Gore Brook, a designated main river within the jurisdiction of the EA.

Following the assessment of the submitted documentation, there is no objection in principle to the proposed variation of condition 14. It is acknowledged that flow from the outfall is to be restricted via hydro-brake to 5 l/s. However, it is advised that the applicant amends the present proposed position of the outfall to ensure that is directed at a 45 degree angle pointing downstream of the brook. This would be considered a more optimum design approach for surface water discharge.

It is recommended that an informative be attached to any decision advising the requirements for flood risk permits as required by the Environmental Permitting (England and Wales) Regulations

2016 for the outfall and any proposed works or structures, in, under, over or within eight metres of the top of the bank of Chorlton Platt Gore Brook.

United Utilities Water PLC - Do not object to the variation of condition 14 to enable the applicant to construct the proposed drainage strategy set out on Drawing 19.B.12454/20 Rev D where all surface water now drains directly to Gore Brook at a rate would not exceed 5 l/s.

Issues

National Planning Policy Framework - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

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. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 11 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should 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 or specific policies in this Framework indicate development should be restricted. The Framework has been related to the proposed development, with particular emphasis given to the following:

i. Chapter 8: Promoting healthy and safe communities

States that planning decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Whilst the development site is contextually related to industrial type uses to the west and north of the site, consideration has been given the impact of the amendments on the amenity of residential use located to the south of the site. The siting of the proposed building have been previously assessed and would remain unchanged. The changes to operational hours of the development have been assessed with reference to a revised acoustic report that has demonstrated the proposed hours would not unduly increase the risk of harm to residential amenity. Consideration has been given the relating the amendments to condition 14 to ensure the provision of appropriate drainage and that no increased risk of flooding would occur. On this basis, the development would continue to be appropriately related to chapter 8.

ii. Chapter 12: Achieving well-designed places

States that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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 proposed amendments would not related in changes to the design of the building and chapter 12 would continue to accord with chapter 12.

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 development has previously been assessed with regard to policy SP1 and would continue to be compliant with it as a result of the proposed amendments to the development. This includes the potential health and well-being of residents.

Policy EC1 (Employment and Economic Growth in Manchester) - The relevant sections of policy EC 1 have been related to the contribution of the development to:

- i. Improving access to jobs for all via public transport, walking and cycling;
- ii. Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use;
- iii. Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses;
- iv. Ensuring the continued social, economic and environmental regeneration of the City.

The development would continue to provide a contribution to the local economy and employment provision within an established industrial area. The development would thereby be positively related to policy EC1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to meet high standards of design that would be positive related to the surrounding context. It is therefore considered that the development would continue to deliver typical industrial type building, which relates satisfactorily to the surrounding context. Policy EN1 would therefore be complied with.

Policy EN 14 (Flood Risk) – Relates to the assessment of flood risk and provision of appropriate site drainage. It states that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. It also states that all new development should minimise surface water run-off, including through sustainable drainage systems (SUDS) and the appropriate use of green infrastructure. The above requirements have

been responded to through the submitted drainage details thereby securing compliance with policy EN14.

Policy EN18 (Contaminated Land and Ground Stability) - Policy EN18 sets out the requirements for addressing issues relating to land contamination. In this case, the mitigation of contaminated land has been previously assessed and addressed through the included condition.

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 would be complied with through attached conditions relating to construction and waste/ recycling management.

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. As part of the previous assessed application, it was recognised that the development would generate localised traffic but related vehicle movements would be limited, predictable and capable of being absorbed into the highway network. Conditioned operational arrangements would continue to ensure the appropriate demarcation of car parking and cycle storage. A site management plan would also ensure that vehicle movement is satisfactorily related the highways network and surrounding context. Policy T1 is therefore capable of being complied with.

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:

- 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 initial assessment of the development, particularly with regard to its potential impact on residential amenity and the contextual relationship of the development to the surrounding industrial context. The development would continue to have the capacity to operate and be managed through conditions, which would safeguard residential amenity. On this basis policy DM1 would be accorded with.

Unitary Development Plan (UDP) saved policies

Part 2 policy

Policy DC26 Development and noise - The following elements of policy DC26 are relevant to the consideration of the proposal:

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

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

Policy DC26.4 - Where the Council believes that 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, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal satisfactorily with it. Such measures might include the following:

- a. Engineering solutions;
- b. Layout solutions;
- c. Administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

The noise potentially generated by the amendments to the development have been related to a revised acoustic report and its findings have been assessed, accepted and condition to the development (alongside other condition relating to the operational development). It is considered that appropriate measures have been put in place to avoid undue noise disturbance and policy DC26 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the Development Management Order, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters applications 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. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. Negotiation has been undertaken to ensure that the development is supported with appropriate arrangements for site drainage and the management of flood risk. On the basis of the submitted information, it is considered that the development has been appropriately assessed.

Principle - The principle of the development has not been affected by the proposed amendments, including its magnitude and its relationship to nearby residential uses (subject to the implementation of the attached operational conditions).

Management of the proposed uses – Previous conditions relating the operation of the authorised buildings and the implementation of uses within theme have been re-attached. Conditions relating to the total amount of additional floorspace have also been included. Previous operating conditions have also been re-attached and amended as appropriate.

Elevation composition and appearance of the development – Would not be affected by the development. Previously approved materials have been related to the development by condition.

Siting – Remains as previously approved.

Residential amenity - The impact of the proposed development has been related to the existing operation of the site. It is considered that the design of the proposed buildings would reduce the potential impact of noise. The height of the proposed buildings is not considered to be excessive and any impact would be reduced through their appropriate siting. The retention of a 3 metre high brick wall and timber fencing along the southern boundary would maintain the existing levels of privacy. On the basis of the submitted noise assessment, it is not considered that the extending operating hours would unduly harm residential amenity. The revised operation hours are considered to be proportionate, reasonable and related to the development by condition.

Noise – The submitted noise assessment makes the following recommendations and conclusion:

- i. Both buildings being constructed from Trapezoidal sheet panels with thickness of 60 - 70 mm and a steel inner liner;
- ii. The siting and use of the authorised buildings in relation to neighbouring residential uses;
- iii. No roof lights fitted
- iii. Working hours being limited to: Mondays to Sundays (including Bank Holidays): 8.30 am to 6.00 pm.

Environmental Health are satisfied with the details of the submitted noise assessment, construction methods and the proposed revised opening hours; all of which have been conditioned. A condition has been included to ensure that any external plant and equipment that might be required in support of the development is related to details to be assessed, approved and implemented in accordance with an included condition.

Opening hours – In the light of the above, the operating hours condition has amended to ensure that work shall only be undertaken within the authorised buildings between the following hours:

Monday to Sunday (including Bank Holidays): 8.30 am to 6.00 pm.

Servicing hours - Standard servicing hours have been conditioned, i.e.

Monday to Saturday: 7:30 am to 8:00 pm with no deliveries/waste collections on Sundays/Bank Holidays.

The above is included to safeguard residential amenity.

Highway issues – Highway impacts associated with the development have been previously assessed and would not be affected by the changes to the development. Previous conditions relating to waste and construction management, car parking layout and cycle storage have been re-attached.

Cycle storage - A condition has re-attached to ensure that the development is implemented in accordance with the submitted details relating the provision of a 10-space covered cycle storage shelter; the design of which is acceptable. The condition requires that maintenance of cycle storage in perpetuity.

Air quality – It has been previously established that an air quality assessment is not required as the development relates to an existing car park and servicing area. The development has not been previously related to the provision of an electric vehicles charging point and therefore

cannot be applied to this permission. The proposed floorspace would also fall below the threshold for new buildings requiring measures to improve air quality through the provision of low carbon heating systems.

Waste management - A condition has been re-attached to ensure that the development is undertaken in accordance with the previously approved waste management plan.

Crime and Security - The comments of GM Police Design for Security have been previously related to the development as a condition requiring that the findings of the CIS are implemented as part of the development. This condition has been re-attached.

Local regeneration and employment - The development would continue to make a small-scale employment contribution and help to sustain economic activity within the site.

Flood risk and site drainage - The implications of the removal of earthworks to the former embankment have been previously assessed by the Flood Risk Management Team (FRMT) and the Environmental Agency along with details relating to drainage arrangements. These details have been related to the development by condition, which includes a requirement for the approval of a verification statement relating to the implemented works and details of arrangements for future maintenance. The details related to the amendments to condition 14, have been prepared in consultation with the FRMT and address their concerns subject to appropriate implementation and verification. It is therefore considered that appropriate drainage arrangement would be put in place, including control of flow rates.

Bats – The development is related to the previously approved ecology survey.

Conclusion - It is considered that the proposed amendment to the development would not significantly affect the previously assessed operation of the site, which would remain acceptable and manageable.

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. Negotiation has been undertaken to ensure that the development is supported with appropriate arrangements for site drainage and the management of flood risk. On the basis of the submitted information it is considered that the development has been appropriately assessed.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 24th November 2023.

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: 5 February 2020, 17 February 2020, 25 March 2020 and 6 April 2020:

Planning application forms amended by email form agent dated 17 February 2020
confirming total new gross internal floorspace of 844 sq.metres
Location plan Ref: RJS54_PL_001
Existing site plan Ref: RJS54_PL_002
Proposed site plan Ref: RJS54_PL_003 Rev E
Proposed floor plan Ref: RJS54_PL_004 Rev. C
Proposed elevations Ref: RJS54_PL_005 Rev. D
Environmental Assessment [Acoustic Report] for Greatledge Printers Gorebrook Works
by AB Acoustics - Amended version dated 20 February 2020
Waste Management Pro forma dated December 2019
Report Ref: PF048.1 Waste Management Plan by Concept Studio Architecture
Bat Survey at Gorebrook Works by Envirotech dated 1 May 2018
Email of 25 March 2020 confirming and car parking arrangements

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 development shall be implemented in accordance with the following elevation and roof material specifications stamped as received by the City Council as local planning authority on 1 July 2021 and amended by letter and email from Concept Studio Architecture Ltd dated 18 June 2021 and 23 July 2021: Tata Steel Trisomet steel profiled 60mm cladding with RAL 7001 Silver Grey finish. The implemented details shall be maintained in situ at all times 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 and DM1 of the Core Strategy for the City of Manchester.

4) The authorised development shall be fully implemented in accordance with document referenced Construction Environmental Management Plan, Gorebrook Works, 15 Pink Bank Lane, Levenshulme. Manchester, M12 5GH Prepared by Concept Studio Architecture date issue April 2020. Notwithstanding the proposed working hours specified in the submitted Construction Environmental Management Plan, all work shall be confined to the following hours:

Monday - Friday: 7.30am - 6.00pm
Saturday: 8.30am - 2.00 pm
Sunday / Bank holidays: No work

The construction management arrangements, including permitted working hours, shall be implemented upon commencement of works and shall remain in place throughout the construction period.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester, Unitary Development Plan saved policy DC26 and the guidance contained within the National Planning Policy Framework.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the buildings first occupied for Class E use shall be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification) other than research and development and light industrial use.

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

6) The first use undertaken with Building 2 (Class E (Research and development and light industrial use only) / B8 (Warehousing and storage)), as shown on drawing referenced Proposed site plan Ref: RJS54_PL_003 Rev E and Proposed floor plan Ref: RJS54_PL_004 Rev. C, shall become the authorised that building and shall be used for no other purposes thereafter.

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 and saved policy DC26 of the Unitary Development Plan.

7) The buildings hereby approved shall only be used in conjunction with the operation of the existing business as confirmed in the email from RJS Design dated 25 March 2020.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

8) The authorised development shall be fully implemented in accordance with drawings referenced Proposed site plan Ref: RJS54_PL_003 Rev E and Proposed floor plan Ref: RJS54_PL_004 Rev. C involving the gross internal floorspace within of each building not exceeding 422 sq. metres (844 sq. metres in total).

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.

9) Building 1 shall not be occupied or otherwise brought into use for Class B2 (General industrial) purposes before the completion of Building 2 (Class E - Research and development and light industrial use or Class B8 - Storage and distribution) as shown on approved drawings

referenced Proposed site plan Ref: RJS54_PL_003 Rev E and Proposed floor plan Ref: RJS54_PL_004 Rev. C. The constructed buildings shall be maintained in situ.

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 and saved policy DC26 of the Unitary Development Plan.

10) The authorised development shall be fully implemented in accordance with the details of document referenced: Environmental Assessment [Acoustic Report] for Greatledge Printers Gorebrook Works by AB Acoustics - Amended version dated January 2021; including the specifications set out on page 12 of the report relating to:

- i. Both buildings being constructed from Trapezoidal sheet panels with thickness of 60 - 70 mm and a steel inner liner;
- ii. The siting and use of the authorised buildings in relation to neighbouring residential uses;
- iii. No roof lights fitted;
- iii. Working hours being limited to: Mondays to Sundays (including Bank Holidays): 8.30 am to 6.00 pm.

The implemented measures shall be in place upon first occupation of the authorised buildings and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure satisfactory noise attenuation pursuant to identified noise sources policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

11) The development shall be implemented in accordance with details of letter from Concept Studio Architecture Ltd dated 18 June 2021, which confirms that no externally mounted plant and/or equipment would be installed [as part of the development].

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 and saved policy DC26 of the Unitary Development Plan.

12) The buildings hereby approved shall only be used between the following hours: Mondays to Sundays (including Bank Holidays): 8.30 am to 6.00 pm.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

13) No loading or unloading shall be carried out on the site outside the hours of:

Mondays to Saturdays: 7:30 am to 8:00 pm with no deliveries/waste collections on Sundays / Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

14) The development shall be fully implemented in accordance with following documents and drawings stamped as received by the City Council as local planning authority on the specified dates:

Flood Risk Assessment & Drainage Strategy Report at Gorebrooks Works, Longsight dated September 2019 Ref: 19-13-12454 by Carley Daines & Partners received on 5 February 2020; Rainfall profile dated 8 May 2019 by Carley Daines & Partners received 5 February 2020; United Utilities letter dated 17 September 2019 Ref: UUPS -ORD-124063 received 5 February 2020;

Email dated 1 October 2019 from United Utilities Wastewater Developer Services Ref: 4200028223 received 5 February 2020;

GPI Document by Grundfos dated 3 August 2020 and received 4 August 2020;

Klargest vertical pump station specification received 15 July 2020.

as amended by:

12454 – Gorebrook Works Hydraulic Calculations (Surface Water see 12454 – 20G) dated 28 June 2022 Carley Daines and Partners Ltd (Microdrainage) and Gorebrook Works Longsight Drainage Plan Ref: 19.B.12454.20 Rev G attached to Carley Daines and Partners email of 28 June 2022.

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 DM1 and EN18 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

15) Before the first occupation of the development a verification report, relating the implemented drainage works, shall be submitted to and approved in writing by the City Council as local planning authority, incorporating:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall be maintained in accordance with the approved details thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

16) The authorised development shall be implemented in accordance with the following documents relating to the identified risk from land contamination:

- i. Phase 1 Contaminated Land Risk Assessment Report No 18-1-75 Part 1 by GHG Consulting Ltd, Final Issue date 20 August 2018;
- ii. GHGC Letter Reference: 18-1075 GeoEnvironmental Assessment Letter Report Revision B.doc.nfjdated 28 January 2019 and enclosures referenced:
Site location plan

Trial pit and sample location plan

Trial pit records sheets

Concept Life Sciences Test Certificate Report Number: 777203-1 Date of Report: 12-Nov-2018

Concept Life Sciences Test Certificate Report Number: 783240-1 Date of Report: 30-Nov-2018

NWG Scientific Services Limited Ref: WTS-0421;

Standard statements.

iii. GHGCL Letter Report, Reference: 18-1075 Gorebrook Works GeoEnvironmental Report Comments, dated 28 January 2019;

iv. GHGCL Letter Report, Reference: 18-1075 Gorebrook Works Surface Water Assessment.doc.nfj, dated 28 January 2019.

v. GHGCL Letter Report Reference: 18-1075 GeoEnvironmental Assessment Revision B.doc.nfj dated Monday, 28 January 2019.

GHG Letter Report Reference 1374162.nfj Phase 3 Remediation Strategy dated 2 April 2019.

When the development commences, the development shall be carried out in accordance with the previously agreed remediation strategy and a completion / verification report shall be submitted to and approved in writing by the City Council with a revised remediation strategy, which shall take precedence over any remediation strategy or earlier revised remediation strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

17) The car parking area shall be demarcated in accordance with the details of drawing ref: Proposed site plan Ref: RJS54_PL_003 Rev E (showing servicing and bin storage arrangements), made available for use prior to the first occupation of development and maintained in situ thereafter.

Reason - In the interests of pedestrian and highways safety and to ensure that the development is supported with satisfactory car parking pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) Before the first occupation of the approved buildings, development shall be fully implemented in accordance with details for the provision of secured storage for 10 cycles to be positioned in accordance with the details on drawings referenced: Proposed site plan Ref: RJS54_PI_003 Rev.E (including details of the siting of cycle storage) and related manufacturers details stamped as received by the City Council as local planning authority on 1 April 2020. The approved details shall be maintained in situ thereafter.

Reason - To provide sustainable transportation options for staff and visitors and in the interests of residential amenity pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

19) The development hereby approved shall be undertaken in accordance with the waste management strategy set out in Appendix E Waste Management Pro forma dated 17 December 2017, Proposed site plan RJS54_PL_003 Rev E (showing servicing and bin storage

arrangements) and Report Ref: PF048.1 Waste Management Plan by Concept Studio Architecture. The approved waste management arrangements shall be fully implemented before the occupation of any part of the development and maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

20) The development shall be implemented in accordance with the waste and recycling storage arrangements detailed in drawing referenced: Proposed waste storage plan Ref: RJS54_PL_008 stamped as received by the City Council as local planning authority on 1 July 2021 and amended by email from Concept Studio Architecture Ltd confirming that the waste storage enclosure would comprise timber elevations to a height of 1.8 metres. The approved details shall be implemented before the occupation of any part of the development alongside the agreed waste management strategy and 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.

21) The authorised development shall be undertaken in accordance with the document referenced Bat Survey at Gorebrook Works by Envirotech dated 1 May 2018.

Reason - To ensure appropriate safeguards for a protected species pursuant to policies SP1 and EN15 of the Core Strategy for the City of Manchester.

22) The proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (13/02/2018 - URN: 2018/0079/CIS/01) and a planning condition should be added to reflect the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the Council as local planning authority has acknowledged, in writing, that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework.

23) The development shall be implemented in accordance with the detail of drawing referenced RJS54_PL_007 - Proposed Landscape Plan and emails from Concept Studio Architecture Ltd dated 23 July 2021 and 3 August 2021 confirming that the development would continue to accord with approved document (attached to planning permission ref: 126127/FO/2020) and referenced: Flood Risk Assessment & Drainage Strategy Report at Gorebrooks Works, Longsight dated September 2019 Ref: 19-13-12454 by Carley Daines & Partners received on 5 February 2020 and that the works within 8 metres of Gore Brook have been related to a Flood Risk Activity Permit. The approved details shall be implemented before the occupation of any part of the development and maintained in situ thereafter.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

24) All work within the authorised Class B2 unit (Building 1) shall be undertaken with the roller shutters in a closed position.

Reason - In the interests of residential amenity and to avoid undue noise and 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.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the City Council Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161234 5004).

2) 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

3) The developer is advised of the following advice from the Environment Agency
This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Gore brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

4) The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at <https://www.gov.uk/guidance/owning-a-watercourse>.

In addition to planning permission, the proposed variation will require a Flood Risk Activity Permit (FRAP) under the Environmental Permitting (England and Wales) Regulations 2016 for the outfall and any proposed works or structures, in, under, over or within eight metres of the top of the bank of Chorlton Platt Gore Brook. This was formerly called Flood Defence Consent. Some activities are also now excluded or exempt. The grant of planning permission does not necessitate the grant of an environmental permit or vice versa. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Completed permit application forms and relevant drawings for assessment of design should be sent to PSOWarrington@environment-agency.gov.uk. The details submitted for planning and permitting should be mirrored to avoid confusion.

5) Note to Applicant / Agent – EA Riparian Access Rights

The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at <https://www.gov.uk/guidance/owning-a-watercourse>.

6) Note to Applicant / Agent – Discharges to Surface Water and Groundwater

You may require an environmental permit to discharge liquid effluent or waste water to surface watercourse or the ground.

You do not need a permit if you intend to:

- To discharge uncontaminated water, such as clean rainwater from roofs (as explained in groundwater protection position statement G12) or from small areas of hardstanding to surface water
 - To discharge uncontaminated water collected from public roads and small parking areas (that's been through a properly maintained oil separator) to surface water
 - For certain low risk groundwater activities, known as groundwater activity exclusions
- Further information on discharge of surface water and potential permit requirements can be found at <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

7) If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s) and Natural England should be informed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Environment Agency
United Utilities Water PLC

68 Elgar Street, Manchester, M12 5RJ
68 Parkin Street, Manchester, M12 5RL
188 Pink Bank Lane, Manchester, M12 5RF
184 Pink Bank Lane, Manchester, M12 5RF
182 Pink Bank Lane, Manchester, M12 5RF
180 Pink Bank Lane, Manchester, M12 5RF
174 Pink Bank Lane, Manchester, M12 5RF
170 Pink Bank Lane, Manchester, M12 5RF
166 Pink Bank Lane, Manchester, M12 5RF
164 Pink Bank Lane, Manchester, M12 5RF
162 Pink Bank Lane, Manchester, M12 5RF
160 Pink Bank Lane, Manchester, M12 5RF
32 Pink Bank Lane, Manchester, M12 5GH
First Floor, Gorebrook Works, Pink Bank Lane, Manchester, M12 5RH
Delprint Display Services, Gorebrook Works, Pink Bank Lane, Manchester, M12 5RF
Papyrus Design, Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH
Willow Supplies, Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH
City Papers, Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH
Unit 12, Nutsford Vale Works, Nutsford Vale, Manchester, M12 5QJ
Unit 13, Nutsford Vale Works, Nutsford Vale, Manchester, M12 5QJ
Unit 15, Nutsford Vale Works, Nutsford Vale, Manchester, M12 5QJ
Yard 2, Nutsford Vale Works, Nutsford Vale, Manchester, M12 5QJ
Flat At, Garratt Hotel, Pink Bank Lane, Manchester, M12 5RF
Garratt Hotel, Pink Bank Lane, Manchester, M12 5RF
Flat 7, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 5, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 38, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 36, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 33, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 3, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA

Flat 27, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 25, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 22, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 20, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 19, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 16, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 14, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 10, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
168 Pink Bank Lane, Manchester, M12 5RF
30 Pink Bank Lane, Manchester, M12 5GH
7 Woodhill Close, Manchester, M12 5GB
4 Woodhill Close, Manchester, M12 5GB
14 Woodhill Close, Manchester, M12 5GB
10 Woodhill Close, Manchester, M12 5GB
46 Totland Close, Manchester, M12 5RY
60 Melling Street, Manchester, M12 4PH
Flat 6, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 39, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 37, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 35, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 34, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 32, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 30, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 29, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 26, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 24, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 23, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 21, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 2, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 18, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 17, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 15, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 11, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 1, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
190 Pink Bank Lane, Manchester, M12 5RF
186 Pink Bank Lane, Manchester, M12 5RF
178 Pink Bank Lane, Manchester, M12 5RF
176 Pink Bank Lane, Manchester, M12 5RF
172 Pink Bank Lane, Manchester, M12 5RF
69 Parkin Street, Manchester, M12 5RL
9 Woodhill Close, Manchester, M12 5GB
8 Woodhill Close, Manchester, M12 5GB
6 Woodhill Close, Manchester, M12 5GB
5 Woodhill Close, Manchester, M12 5GB
3 Woodhill Close, Manchester, M12 5GB
2 Woodhill Close, Manchester, M12 5GB
12 Woodhill Close, Manchester, M12 5GB
11 Woodhill Close, Manchester, M12 5GB
1 Woodhill Close, Manchester, M12 5GB
50 Totland Close, Manchester, M12 5RY
48 Totland Close, Manchester, M12 5RY
44 Totland Close, Manchester, M12 5RY
Yard 1 , Nutsford Vale Works , Nutsford Vale , Manchester , M12 5QJ,

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH