

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134302/FO/2022

Date registered valid: 12 August 2022

Proposal: Installation of rear roof dormer to create three self contained apartment (Use Class C3a) together with the installation of an external staircase, the erection of a single storey rear extension to form enlarged ground floorspace and the installation of extraction flue (following removal of existing flue) and elevational alterations.

Address: 29-31 Old Church Street, Manchester, M40 2JN

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Imran Butt 29-31 Old Church Street, Manchester, M40 2JN

Agent (if any): Mr V Alyas Architek 916 Stockport Road, Manchester, M19 3AB

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

Recommendation: Approve

Date of recommendation: 5 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 September 2022

Standard consultations:

Printed: 18 August 2022 Expired: 8 September 2022

Neighbour notifications

Printed: 18 August 2022 Expired: 8 September 2022

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

Number 29-31 Old Church Street sits within the Newton Heath District Centre, which comprises of a mix of uses ranging from A1 to A5, some of which have residential accommodation above. The remainder of the area on the side streets and further along Old Church Street is a mix of commercial and residential dwellings.

This application seeks consent for the retrospective consent for the installation of a rear dormer extension to create a two bedroom flat. The proposal includes a single storey rear extension to increase the floor space of the existing hot food takeaway unit at ground floor level for storage and the installation of a flue and an external stair case.

The existing drawings submitted with the application show single storey out buildings to the rear of the property. However, during a site visit only remnants of a small outbuilding was present. However, for the purpose of this application and for the avoidance of any doubt and the absence of the existing extensions, a single storey rear extension is sought, to increase the internal floor space of the ground floor commercial premises.

The two first floor flats are existing.

The applicant has confirmed the ground floor is an existing hot food takeaway and the hours of operation are 10:00 til 00:00 daily and has been in operation since 2015.

Access is gained to the proposed second floor flat via a new stairs case situated within the side alleyway accessed from a front entrance door of the premises.

Relevant Site History

120759/FO/2018 Refused Erection of a single storey rear extension to form 2 x one-bedroom apartments (Use Class C3a) with associated elevational alterations.

111948/FO/2016/N1 Refused Erection of part single, part two storey rear extension to form 2 x 1 bedroom flat and 1 x 2-bedroom flat following demolition of existing garage and store.

The application was dismissed at appeal.
Under Appeal Reference no: APP/B4215/W/17/31696

The original submission proposed two flats at second floor level.

131844/FO/2021 Part retrospective installation of rear dormer to form one self-contained apartment (Use Class C3a) together with the installation of an external staircase, the erection of a single storey rear extension and the installation of extraction flue (following removal of existing flue) and elevational alterations. Refused

120759/FO/2018 Erection of a single storey rear extension to form 2 x one-bedroom apartments (Use Class C3a) with associated elevational alterations Refused.

111948/FO/2016/N1 Erection of part single, part two storey rear extension to form 2 x 1 bedroom flat and 1 x 2-bedroom flat following demolition of existing garage and store. Refused.

108457/FO/2015/N1 Erection of a two-storey rear extension to create 3 self-contained flats, 1 no. two-bedroom, and 2 no. one-bedroom (Use Class C3(a)), with pedestrian access from Smallwood Street. Withdrawn.

F08266 Erection of enclosed staircase for separate access to existing 1st floor flat. Approved. 1978.

The current proposal differs from the previously refused proposal as the single storey rear extension has been reduced in projection, car parking provision and entrance to the accommodation from Old Church Street.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and one letter of objection was received from a local resident raising concerns regarding the noise from surrounding businesses may have a detrimental impact on the occupants of the flats and the objector also queried whether the flats would be sound proofed. Furthermore, concerns were raised in relation to the lack of car park in the area.

In response to the comments made by the objector. The flats will be acoustical attenuated to protect from outside noise sources by the means of a planning condition and the proposal provides 100% car parking provision.

The Highways Team were consulted raised no objection to the proposal and requested a construction management plan be attached to the consent.

Environmental Health were consulted and requested noise attenuation, noise outbreak, external plant and equipment noise, fume extraction and refuse conditions to be attached to the consent.

Greater Manchester Police were consulted and commented that security measures be incorporated into the proposal and an informative has been added to the consent.

Issues

Policy

The National Planning Policy Framework (NPPF) (July 2021)

The NPPF sets out Government planning policies for England and how these are expected to apply. The NPPF has a presumption in favour of sustainable development which has an economic, social and environmental role. Development that accords with the development plan should be approved without delay. Where an application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes) - The proposals would provide 4 new homes within a sustainable location.

Section 6 - (Building a strong and competitive economy) - The proposal would provide employment during the construction period.

Section 8 (Promoting healthy and safe communities) - The proposals have been designed with safety and security in mind.

Section 11 (Making Effective Use of Land) - The proposal would make effective use of land utilising previously developed site in an urban location.

Section 12 (Achieving Well-Designed Places) - It is considered that the proposals reflect the local character in terms of height, scale, design, and massing and would achieve a well-designed place.

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

The Core Strategy was adopted by the City 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. The relevant Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported. Policy DM1- Development Management Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:

- o Appropriate siting, layout, scale, form, massing, materials and detail.

- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

H1 - Housing

This is the overarching housing policy for the city with an emphasis on housing provision in the North, East, City and Inner Areas of Manchester until 2027. Outside the Inner Areas the emphasis will be on increasing the availability of family housing with 90% of residential development provided on previously developed land. New developments are expected to take advantage of existing buildings where appropriate through refurbishment or rebuilding works.

H3- North Manchester

Policy H 3 sets out the housing policy for North Manchester and states that the area, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are extant within the planning process. Of relevance to this application is saved policy DC1 - Residential Extensions.

DC1 - Residential Extensions

Saved policy DC1-4, states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,
- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Manchester Residential Quality Guidance - 2016

This document provides guidance on the direction that development should take in the city to deliver sustainable neighbourhoods of choice. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and the City's target of carbon neutrality by 2050.

DC26 Noise

Principle

Having regard to the existing planning policy framework, the City Council policy and national planning guidance, the principle of the development is considered acceptable.

The proposal will contribute towards the housing growth strategy, ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

The proposal will add to the diversity of residential accommodation in the area.

Due to the location of the building close to a high frequency transport route and as a living accommodation already exists within the host building and neighbouring floorspace within the upper floors, the principle of a flat conversion can be supported in this location.

Specific planning issues are outlined further below.

Residential Amenity

Policies DM1 and SP1 of the Core Strategy advocate that consideration should be given to effects of development upon the amenity, living conditions and the well-being of residents.

In this instance, the proposed development will introduce a residential use into the context of mixed-use environment, involving neighbouring and upper floor residential uses.

The small increase in the number of occupiers is considered unlikely to result in a negative impact upon the living condition of neighbouring occupiers, as a consequence of increased activity or any associated noise and disturbance.

Conditions have been included in relation to waste management, construction management, acoustic insulation. An extraction flue will be affixed to the side elevation and project from the eaves. Conditions have been attached to the consent to ensure the noise emanating from the is acoustical attenuated to a satisfactory level and the fumes, vapours and odours are controlled to protect the amenity of the occupiers of the property.

There are no windows proposed for the side elevation. The rear extension and the dormer are not considered to have unacceptable overbearing or overshadowing impacts upon the adjacent occupiers. Due to the siting and the orientation, the extension should not unduly impact neighbouring occupiers' light, privacy or outlook. In addition to this, no objections were received from local residents in relation to the residential impact of the extension, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Visual amenity and character of the area

The proposed works relate to a single storey extension to create storage space for the ground floor commercial space and the introduction of a rear dormer. The contextual setting would comprise of such features as single and 2 storey extensions. Given that the works infill at the rear of the host property which sits in a parade, it will not be visible, and therefore, would not have any greater impact within the street scene than currently exists. The rear space allows for 3 car parking spaces, which is similar to the rear space to the majority of the other properties within the parade, and as such would not be out of character with development in the vicinity of the site. A materials condition has been added to the consent.

Waste Management

As for the other uses within the host parade, bins are stored in the rear yard area and moved to the kerbside via the rear alleyway onto Old Church Street and neighbouring side roads on collection day. Sufficient space is available within the rear yard to accommodate the total number of required receptacles for flats. This arrangement is considered satisfactory in principle.

A condition has been included which requires further details of the bin store area and its enclosure, and to ensure adequate recycling arrangements.

Impact on the Highway

Whilst the City Council does not have any prescribed standards for residential proposals, policy T2 of the Core Strategy and saved policy DC5 of the UDP state that all new developments, including flat conversions, should provide appropriate car parking facilities. Policy SP1 goes on to state that new developments should 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 proposal provides 100% car parking provision for three flat and is situated in a sustainable and accessible location.

To mitigate any harm and to encourage non car borne trips, a condition has been included which will require cycle storage provision, prior to first occupation of the flats.

Climate change

It is considered that the proposed development would result in a negligible change in air quality.

Given that the proposal will result in the addition of 3 flats and due its situation close to a busy public transport route, it is considered unlikely that there would be any harmful contribution to air quality or climate change.

Quality of Accommodation

The government's nationally described space standards set out minimum gross internal areas (GIAs) for new dwellings. The flat meets the minimum sizes. In addition, all of the habitable rooms are generously sized and regularly shaped. The flat will provide future occupiers an acceptable standard of living accommodation.

There is access to green spaces within minutes of the application site and the canal runs along the back of the property. It is not possible to provide dedicated private amenity space due to the constraints of the site. However, It is common for upper-floor flats in converted buildings that qualify for prior approval consent are not required to provided outside amenity space. On this basis, the proposal is acceptable.

Design

The proposal would remove the unattractive high rear boundary wall with roller shutter and barbed wire. This would create an open aesthetically. The rather disjointed and deteriorating rear extensions would be removed and replaced with a pitched roof extension. The depth of the extensions would be reduced compared with the existing ones. The staircase to the rear would be a discreet and utilitarian addition to the rear. Similarly, the bin and bike stores would be modest additions to the rear yard.

The rear dormer extension would be set below the ridge line and have separation from party walls. It would appear as a symmetrical dormer roof extension. It would preserve the form of the rear outrigger and be made of traditional materials. The dormer is currently in situ. However, the cheeks are unclad, and a materials condition will be attached to the consent to ensure the cladding materials are visually acceptable. The existing deteriorating roof tiles for the rear outrigger would be replaced which would enhance the appearance of the rear. The removal of the large extraction flue from the side flank wall and its replacement with a smaller flue to the ground floor is considered an aesthetic improvement.

Security

The first and second floor apartments are accessed from a designated side/ front entrance from Old Church Street, which is acceptable. Greater Manchester Police have recommended stringent security measure be incorporated into the scheme and an informative has been added to the consent.

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 worked in a positive and proactive manner with the applicant to address the unauthorised use and to negotiate the submission of the correct information for the application. Therefore, the scheme has now been considered retrospectively and is acceptable and in accordance with the Development Plan.

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

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

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

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

A100 P1,
A101 P1,
A104,
A105 P1,
A106 P1, stamped as received on the 7 July 2022 and the Design and Access Statement, stamped as received on the 3 August 2022.

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

3) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be 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 the City of Manchester.

4) A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should include the following:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

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

5) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from commercial downstairs and Old Church Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The

approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

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

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-

conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

8) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and extant policy DC10 of the Unitary Development Plan for the City of Manchester.

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

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

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

Reason - In the interests of amenity and public health

10) Before first occupation the first floor windows, on the side elevation as shown on drawing A104 and 106 P1, received by the City Council as Local Planning Authority, on the 7 July 2022, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

11) The cycle storage arrangements, shall be carried out in accordance with the drawing number A104 , stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022. The approved scheme shall be implemented prior to the first occupation of the building and shall remain in situ whilst the use or development is in operation.

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

Informatives

1) Doors

- * External communal access doors must be compliant with and certified to STS202 BR2 or LPS 1175 SR2. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification.
- * Arrangements for residents to admit visitors. Communal entrance and inner lobby / zone doors should be capable of being controlled by means of a video entry phone system (with the picture viewable on a phone unit, rather than on a television set) so that residents can confirm the identity of visitors before allowing them access themselves, visitors to be greeted in reception by the resident.
- * Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to STS202 BR2, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- * Apartment entrance doors must be compliant with and certified to BS PAS 24, STS01, or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights and are provided with door viewers instead.
- * Any letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- * Doors to storage / meter rooms should have 44mm solid core doors, 3 hinges, with a mortised sash lock to BS3621/8621 to allow the rooms to be secured when not in use.
- * External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

Alarms

- * If an alarm is installed in each apartment, then it should comply with either:

BS EN 50131 and PD 6662 for wired systems

BS 6799 for wireless systems

- * If an alarm is installed, it should be linked to contacts on all external doors, and PIR detectors should cover all ground floor rooms with windows.

Access Control

- * Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:

Main Entrance doors

Secondary entrance doors off internal lobbies

Rear Entrance Gate

Lighting

- * External lighting must be provided to pedestrian routes and parking area within the site in accordance with BS 5489.

- * Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors (manual override is also permissible).
- * External lighting must be provided to the front, side and rear of the building, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- * Lighting to public areas (footpaths and roads) should be evenly distributed and not create areas of shadowing or pooling. Any low level lighting should be positioned to avoid creating glare.
- * Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.
- * External lighting must be provided to pedestrian routes within the site in accordance with BS 5489.

CCTV

- * Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:
- * CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.
- * Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.
- * With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.
- * Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.
- * Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).
- * Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

* The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: Main entrances, foyer, stairs, lift lobbies, landings, cycle stores, bin store entrances.

Management & Maintenance

1.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

§ Litter removal

§ Repair to communal areas (lighting, signage, access controls)

1.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

The success of the proposed development will be dependent upon the effective management and maintenance of the site and the applicant should be required to provide a security management plan which includes measures to deal with the following:

Frequent inspection and prompt repair of security features (e.g. lighting CCTV, signage, barriers, locks, fencing and rails).

Regular litter and graffiti removal (if applicable)

Maintenance of car parking surface

Vegetation management

Installation & Monitoring of CCTV and procedures for response to any incident /recording of images.

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Manchester Cathedral

29 Old Church Street, Manchester, M40 2JN
31 Old Church Street, Manchester, M40 2JN
Flat Rear Of, 27 Old Church Street, Manchester, M40 2JN
Ground Floor, 33 Old Church Street, Manchester, M40 2JN
First Floor, 33 Old Church Street, Manchester, M40 2JN
33 Old Church Street, Manchester, M40 2JN
Health And Vegetarian Store, 33 Old Church Street, Manchester, M40 2JN
Flat 2, 29A Old Church Street, Manchester, M40 2JN
Flat 1, 29A Old Church Street, Manchester, M40 2JN
35 Old Church Street, Manchester, M40 2JN
Flat 1, 35 Old Church Street, Manchester, M40 2JN
23 Old Church Street, Manchester, M40 2JN
60 Old Church Street, Manchester, M40 2JF
27 Old Church Street, Manchester, M40 2JN
25 Old Church Street, Manchester, M40 2JN
62 Old Church Street, Manchester, M40 2JF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Manchester Cathedral Ownership - Manchester Cathedral Newton Heath Manor
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA