

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129993/FO/2021

Date registered valid: 14 January 2022

Proposal: Elevational alterations including insertion of access doors, demolition of existing rear extension and formation of enclosed outdoor dining and drinking space in association with the use of the building as a restaurant / bar

Address: Former NatWest Bank, 437 Wilmslow Road, Manchester, M20 4AF

Ward(s): Withington Ward

Applicant: Nick Muir, Strawberry Hill, Blakes Road, Stockport, SK6 7HB

Agent (if any): Andrew Rydings Hive Interior Design 50 Hayfield Road, Salford, M6 8QA

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05.07.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18.02.2022

Standard consultations:

Printed: 24 January 2022 Expired: 14 February 2022

Neighbour notifications

Printed: 24 January 2022 Expired: 14 February 2022

Site notice

Posted: 3 February 2022 Expired: 24 February 2022

Press advert

Published: 1 February 2022 Expired: 22 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

Description of area

The site is located at the northern end of Withington District Centre and is within the Withington Conservation Area with the rear of site forming the CA boundary in this location.

The area to the east and south is predominantly residential in nature with modern two storey residential properties on Swinbourne Grove with larger Victorian 2/3 storey semi-detached properties further to the south. Withington District Centre is made up of Victorian commercial properties in a variety of uses accommodated in two, three and four storey buildings, located either side of Wilmslow Road a major arterial road which narrows as it passes through the district centre. This relationship gives a constrained busy feeling to the centre. The centre accommodates a number of historic buildings some of these are listed including the Former White Lion pub located at the southern end of the district centre. Due to the constraints of the centre there has been limited infill developments over the last 10 years including the former Cine City site and the plot of land on the opposite side of Wilmslow road.

The scale of the area varies between 1-4 storeys. The Methodist church is the tallest building in the conservation area. The streets perpendicular to Wilmslow Road contain tall Victorian properties that are typically 4 storeys in height.

The description of Withington Conservation Area is as follows:

The village centre of Withington is characterised by buildings with shops on the ground floor and one or two storeys of storage or offices above. Some are single storey and the average height is around two or three storeys.

The Withington Ale House (former White Lion), on the corner of Wilmslow Road and Burton Road, is the most striking building, on account of its clock tower, and it thus forms a focus at the southern end of the village. It is a mixed Gothic-style building, built in 1881 of brick with stone dressings. The forecourt is separated from the highway by railings supported on stone piers. The original railings have been replaced by plain steel horizontal poles, but the piers remain.

The Church of St Paul stands back from Wilmslow Road and has a tall, square tower with large pinnacles forming small spires. It is built of red brick, in simplified Norman style, and dates from 1841.

Nearby is the Withington Forge, built of brick in 1881, a symmetrical building with a large central coach-and-horse entrance, and accommodation on either side. The floor above would have been the blacksmith's residence.

The earliest surviving building in the conservation area is the Red Lion Inn on Wilmslow Road, lying to the south of the junction with Palatine Road and on the corner of Marriott Street. It dates from the 17th century, but with many later additions, and of particular interest are the horizontal sliding-sash windows.

At the northern end of the village, the National Westminster Bank (the application property) is a stone building with much decoration, including a finely carved frieze and balustrade parapet wall at roof level. It was originally built as the Manchester and County Bank Ltd in the 19th century, as inscribed in the stone carving over the entrance. Adjoining the bank is the Methodist Church, a stone building in Gothic style.

At the northern extremity of the conservation area is the Withington Public Library, opened in 1927 and admirably constructed of stone to suit its corner site. St Cuthbert's Church on Palatine Road was built in 1881 of red brick and terra cotta, with much moulded decoration around the rose windows on the gables.

The Conservation area also includes residential property, such as the Victorian terrace on Tatton View, situated off Tatton Grove at the south end of the designated area. There are also some large Victorian houses on Parsonage Road and Palatine Road, some of which have been converted to offices.

The application is the site of the former NatWest Bank in Withington, located on the corner of Wilmslow Road and Swinbourne Grove, within the Withington conservation area approximately 4 miles south of Manchester City Centre. The area is predominantly Victorian in character, of small to medium scale, with later development and alterations, particularly at shop front level along Wilmslow Road.

The former bank building is a Grade II listed building to the front of the site on Wilmslow Road. The bank is single storey; however, it has high ceilings internally, as well as an existing basement. Connected to the bank is a three storey Victorian property that has been previously used as offices for the bank this is listed by virtue of it being within the curtilage of the listed building and that it is a building that was built prior to 1948 consent has recently been granted for the conversion of this property to residential apartments.

Further to the rear of the site is a recently constructed block of residential apartments which was part of the comprehensive treatment of the former Bank site. Consent was previously granted

(123981/FO/2019) for these works to enable the erection of a 4 storey block of 13 no. apartments with associated car parking and change of use of vacant former banking hall to A3/A4 restaurant/bar with associated elevational alterations.

Description of listed building

The former National Westminster Bank building has a symmetrical decorative Jacobean style with 3 windows situated each side of a central basket-arched doorway under an elaborate porch. The interior retains some original features, but has been subject to alterations over the course of its history. The building was designed by local architects Mills and Murgatroyd. On the 1893 OS Map, both the principal bank building and the secondary property are marked as the Bank, implying that both buildings were intended to serve or support banking functions from early in its history. Further mapping indicates small changes in the use of the different areas on site, but with a consistent banking use. It also appears that the plot behind has been generally empty, perhaps with use as a school yard in the late 19th century. The bank closed on 12th August, 2015 and has since been vacant.

The site is a grade II listed bank, with an adjacent three storey Victorian property previously in use as offices, and the vacant site to the rear of both properties.

The building behind, previously used as offices, is a three storey Victorian red brick property with bay windows and a pitched porch, with a pitched gable on the right-hand side making an asymmetrical frontage. The double bay window and the dormer window both appear to be either original, or alterations that were made early in the building's history, with very little on the exterior changing since. Consent has recently been granted under planning approval reference 129036/FO/2021 for the change of use of existing office building to form 6 no. self-contained flats together with associated elevational alterations and installation of bin and cycle store.

Description of development

The application proposals are for elevational alterations including insertion of access doors, demolition of existing rear extension and formation of enclosed outdoor dining and drinking space in association with the use of the building as a restaurant / bar.

The works proposed comprise of the following:

- The demolition work to the rear extension – (a later addition approval reference 034096 approved 1991)– to form additional dining area.
- New kitchen at ground floor with associated ventilation as required by catering offer.
- Existing toilets within the basement to be increased in numbers
- The internal decoration will be sympathetically refurbished with heritage colours akin to the original proposal.
- Existing architectural features original to the building to be retained including cornices, timber work/granite detailing and arch ways. - All internal finishes will be made good to match the existing.
- Exterior re-decoration, at present the main fabric of the building is stone, heritage colours will be introduced to highlight the window frames to give some relief.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, a site notice was posted and advertisement placed in the Manchester Evening News. No responses were received.

MCC Highway Services - Request a condition be applied for construction and demolition plan to be attached to any approval.

MCC Environmental Health - Have recommended a number of conditions relating to the installation of a noise limiter within the premises and verification report that the acoustic measures meet those set out in the submitted noise report, additional information relating to the scheme for the extraction of fumes, construction hours; opening hours are agreed; delivery and servicing hours ; external lighting scheme; noise as per the acoustic report and verified together with the installation of an internal noise limiter, external areas/outside seating schedule of days and hours of operation that shall not allow for the use of amplified sound or any music in these external areas at any time. EH confirm that the submitted Waste Management Strategy submitted with the application is acceptable.

Withington Civic Society broadly supports the applications, but makes the following comments.

1. The heritage statement refers to the internal walls which are to be removed as being later additions that do not contribute to the significance of the building. The HS does not provide any history about when the internal walls were added but significance can be derived as a result of the evolution of a building. The Council should satisfy itself as to whether or not the walls contribute significance to the historic interest of the building. The same goes for the alterations to the extension.
2. The Council in conjunction with the applicant could consider whether a less intrusive extractor system might be used?
3. We have a reservation as to the siting of the proposed ground floor accessible toilet. It opens directly out into a dining area - not ideal for diners and a potential hazard. A better position should be identified.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester Core Strategy

The adopted Core Strategy contains a number of planning policies relevant to the consideration of the application proposals. These are set out below:

Policy EN1 - Design Principles and Strategic Character Areas

Developments in Manchester are expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The application site is located in the southern character area where development is expected to retain the identity and focus of activity associated with the historic district centres and along the radial routes should be commensurate in scale with the prominence of its location.

The application proposals have been designed to reflect the context and residential character of the area.

EN3 - Heritage

Developments that complement and take advantage of the distinct historic and heritage features of its districts and neighbourhoods will be encouraged. New developments must be designed to support the Council in preserving or where possible enhancing the historic environment.

The applicant has prepared a heritage statement in support of the application. This matter is discussed in more detail within the issues section of this report.

Policy DM1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

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

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

a. the relationship of new structures to neighbouring buildings and spaces;

b. the effect of major changes to the appearance of existing buildings;

c. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

d. the effect of signs and advertisements;

e. any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be

permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Policy DC19, Listed Buildings - Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Saved policy DC26, Development and Noise, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise. Conditions will be used to control the impacts of developments. The proposal has been designed to minimise the impact from noise sources.

It is considered that the proposal is consistent with the policies contained within the UDP

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

The NPPF states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. 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.

Section 16 (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

The application is both within a conservation area and affects a listed building. The application is supported by a proportionate heritage statement which considered the impacts on the

designated heritage assets. These matters are considered in more detail in the issues section of this report.

Legislative Requirements

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle - The principle of the re-use of a listed building as a restaurant/bar use has previously considered to be acceptable. Further consideration is required of matters relating to waste, noise, residential amenity and impacts on the heritage asset subject to detailed consideration of the matters set out in the remainder of this report.

Heritage – The proposals include a light touch refurbishment and conversion of the listed building to allow for its change of use. Specifically the proposals include:

The demolition work within the former NatWest Bank includes the removal of modern partitions and stripping out of the suspended ceiling together with the demolition of the internal walls to the existing vault area.

Wall finishes and features following the removal of the existing modern timber partitions.
Restoration work & making good following the removal of the new but damaged suspended ceiling.

Insertion of bar/food and beverage dispense counters, these are to be freestanding and not to be joined to the existing wall panelling.

The proposals also include the enlargement of an access door to the rear and side of the building on the southern elevation, this element would alter the modern single storey extension to the building constructed in the 1990s, the alteration is considered acceptable.

The proposed use and alterations required to support that use will have a less than substantial harm on the significance of the heritage asset. Works proposed are intended to restore lost historic features and improve the site by bringing it back in to use for the local community. The internal works will not have any impact on the Withington Conservation Area, or any designated or non-designated heritage assets in the vicinity.

The proposed alterations are small in scale and will have minimal impact on the character and appearance of the conservation area to which it is sited, or the listed host building. The proposals have responded to the need to preserve the character and setting of the building and the wider conservation area. The proposed development of the bar and restaurant would enhance the appearance of the surrounding conservation area and listed building. The alterations have aimed to be as minimal as possible, whilst not compromising the overall appreciation of the building and respecting its historic character.

The proposals would not materially alter the size and scale of the building and attempt to ensure it remains secure and presents a viable option for the restaurant/bar proposals. The proposals have aimed to respond positively to the need to preserve the character and setting of the building and the wider Conservation Area.

Where grilles are to be installed, their locations have been situated in areas where the authenticity of the historic fabric has been degraded through intervention, such as later window installations.

The proposed change of use and associated works will help to bring the former bank back into active and sustainable use, whilst also contributing to a regenerative effect on the local area, in conjunction with the new residential development at the rear of the site. The building is no longer fit for banking purposes, therefore change of use and proposed works are considered to be an appropriate way to retain this historic building, ensure its lasting sustainability, and for it to contribute to the existing and future streetscape.

The demolition work within the former NatWest Bank is limited to the removal of modern partitions that distract from the overall space, and stripping out of the harmful suspended ceiling. These works are considered to enhance the significance of the bank by making the space more legible, and reinstating hidden historic features.

The heritage statement accompanying the application indicates that the works to facilitate the proposed change of use and alterations required to support that use would have a less than substantial harm on the significance of the heritage asset with works proposed at this time limited and intended to remove harmful interventions, and to restore lost historic features. The proposed internal works would not have any impact on the Withington Conservation Area, or any designated or non-designated heritage assets in the vicinity. Subject to the imposition of relevant condition on the accompanying listed building consent relating to the submission of and approval of method statements for the works associated with the conversion is it considered that the proposals would have a less than substantial harm on the listed grade II Former Nat West bank.

Impact on the Withington Conservation Area - The refurbishment and re-use of the listed building is considered to have a positive impact on the conservation area. Occupation and use of the building would enable a full appreciation of the heritage asset particularly as the re-use would allow public access to a currently closed building.

Noise - The application is supported by a noise assessment that has been assessed by MCC Environmental Health who raise no overall objections to its conclusions. The assessment identifies that with appropriately incorporated measures noise would not be an impediment to the proposals. EH confirm that the proposed noise mitigation measures are acceptable to be incorporated such as the use of a noise limiter and restriction that no amplified sound is to be projected in external areas. It is noted that the mitigation includes for the installation of an additional level of glazing particularly to windows on the Swinbourne Grove elevation, further details of these measures are required and an appropriately worded condition is to be attached to the accompanying listed building consent application.

Residential amenity - The commercial element of the application is centred on the Wilmslow Road frontage of the site. The provision of a commercial night time use in the centre was previously considered to be an acceptable use under the previous planning approval at the property particularly as it would secure the future of the listed building, it is considered such a use is still acceptable. Environmental Health have confirmed acceptance of the proposed opening hours of the property although conditions are required to agree a schedule of days and times for the use of any external areas associated with the use, together with acoustic insulation measures to restrict noise breakout from the building.

Fume extraction – The applicant has provided details of the fume extraction equipment to be installed at the site, the proposals and siting of these are generally considered acceptable, however, further details are required and an appropriately worded condition it to be attached to any approval.

Waste management - The application proposals incorporate provision for the storage and disposal of waste, Environmental Health have confirmed the acceptance of these for the proposed development.

Other matters- Concerns have been raised with regards to the location of a ground floor W/C provision. It is considered that the location of the provision is a logical response given the layout of the building together with the limitations of the internal fabric and listed status.

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

The application has been determined in a positive and proactive manner. In this instance any issues that have arisen have been discussed with the applicant and revised drawings prepared.

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:

2101 08 Rev A EXTERNAL ELEVATIONS

2101 03 Rev E PLANS

2101-25 CEILING PLAN-STRIP OUT

2101-20 REMOVAL OF STRUCTURAL WALL

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) 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.

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.

The approved scheme shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the approved Noise Impact Assessment reference P4510/R1a/RDC dated 14th February 2022. The scheme shall be implemented in full before the use commences.

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

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to Core Strategy policy DM1 and saved UDP policy DC26.

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

Monday to Saturday: 10:00 -23:00hrs

Sunday and Bank Holidays: 12:00 - 23:00 hrs

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

6) The external areas within the application site shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority prior to the first use of the premises and shall not allow for the use of amplified sound or any music in these external areas at any time. The development shall be subsequently operated in accordance with the agreed details.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

7) The scheme for the storage (including segregated waste recycling) and disposal of refuse as set out within the submitted waste management proforma dated 7th January 2022 together with

the approved plans shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interest of public health pursuant to policy DM1 of the Core Strategy.

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

Reason - To safeguard the amenities of the occupiers of nearby residential Accommodation pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

9) a) Prior to the installation of any external lighting, an external lighting scheme shall be designed and installed in accordance with a scheme previously submitted to and approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to the first use 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 light 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy

Informatives

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) In order to discharge condition 3 it should be noted:

A suitably qualified ventilation engineer should be consulted and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Urban Design & Conservation
Greater Manchester Police
Withington Civic Society

Flat 13, 4 Swinbourne Grove, Manchester, M20 4DA
444A Wilmslow Road, Manchester, M20 3BW
9 Swinbourne Grove, Manchester, M20 4PP
7 Swinbourne Grove, Manchester, M20 4PP
5 Swinbourne Grove, Manchester, M20 4PP
11 Swinbourne Grove, Manchester, M20 4PP
1 Davenport Avenue, Manchester, M20 3GA
443A Wilmslow Road, Manchester, M20 4AN
Withington Contact Centre, Withington Methodist Church, 439 Wilmslow Road, Manchester, M20 4AN
Assist Care, Withington Methodist Church, 439 Wilmslow Road, Manchester, M20 4AN
5 Egerton Crescent, Manchester, M20 4PN
Ground Floor, 440 - 442 Wilmslow Road, Manchester, M20 3BW
445 Wilmslow Road, Manchester, M20 4AN
5 Davenport Avenue, Manchester, M20 3GA
445A Wilmslow Road, Manchester, M20 4AN
Basement Office, 433 Wilmslow Road, Manchester, M20 4AF
Withington Methodist Church, 439 Wilmslow Road, Manchester, M20 4AN
444 Wilmslow Road, Manchester, M20 3BW
418 Wilmslow Road, Manchester, M20 3BW
Flat, Downing House, 14 Swinbourne Grove, Manchester, M20 4PP
1 Queen Street West, Manchester, M20 3BQ
Flat At, Victoria Hotel, 438 Wilmslow Road, Manchester, M20 3BW
430 - 432A Wilmslow Road, Manchester, M20 3BW
450A Wilmslow Road, Manchester, M20 3BW
Flat 5, 433 Wilmslow Road, Manchester, M20 4AF
Flat 4, 433 Wilmslow Road, Manchester, M20 4AF
Flat 3, 433 Wilmslow Road, Manchester, M20 4AF
Flat 2, 433 Wilmslow Road, Manchester, M20 4AF
Flat 1, 433 Wilmslow Road, Manchester, M20 4AF
450 - 452 Wilmslow Road, Manchester, M20 3BW
448 Wilmslow Road, Manchester, M20 3BW
443 Wilmslow Road, Manchester, M20 4AN
442 Wilmslow Road, Manchester, M20 3BW
Victoria Hotel, 438 Wilmslow Road, Manchester, M20 3BW
435 Wilmslow Road, Manchester, M20 4AF
Flat 1, 424 Wilmslow Road, Manchester, M20 3BW
Flat 2, 424 Wilmslow Road, Manchester, M20 3BW
Flat 3, 424 Wilmslow Road, Manchester, M20 3BW
424 Wilmslow Road, Manchester, M20 3BW
422 Wilmslow Road, Manchester, M20 3BW
414 Wilmslow Road, Manchester, M20 3BW
430 - 432 Wilmslow Road, Manchester, M20 3BW
440 Wilmslow Road, Manchester, M20 3BW
428A Wilmslow Road, Manchester, M20 3BW
420 Wilmslow Road, Manchester, M20 3BW

First Floor, 440 Wilmslow Road, Manchester, M20 3BW
446 Wilmslow Road, Manchester, M20 3BW
428 Wilmslow Road, Manchester, M20 3BW
416 Wilmslow Road, Manchester, M20 3BW
436 Wilmslow Road, Manchester, M20 3BW
Flat 2, 441 Wilmslow Road, Manchester, M20 4AN
422A Wilmslow Road, Manchester, M20 3BW
Downing House, 14 Swinbourne Grove, Manchester, M20 4PP
433 Wilmslow Road, Manchester, M20 4AF
441 Wilmslow Road, Manchester, M20 4AN
426 Wilmslow Road, Manchester, M20 3BW
434 Wilmslow Road, Manchester, M20 3BW
Flat 2, 426 Wilmslow Road, Manchester, M20 3BW
Flat 3, 426 Wilmslow Road, Manchester, M20 3BW
Flat 1, 426 Wilmslow Road, Manchester, M20 3BW
Flat 1, 441 Wilmslow Road, Manchester, M20 4AN
3 Swinbourne Grove, Manchester, M20 4PP
1 Swinbourne Grove, Manchester, M20 4PP

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
Conservation Area - Withington Conservation Area 1983
Area Team Boundary - Name: SOUTH