

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132038/FO/2021
Date registered valid:	22 December 2021
Proposal:	Change of use to Class E (cafe) together with single storey rear extension and outdoor seating area.
Address:	Derelict Toilet Block By Northenden Riverside Park, Mill Lane, Manchester, M22 4HJ
Ward(s):	Northenden Ward
Applicant:	John Rogers, Derelict toilet block, Northenden Riverside Park, Mill Lane, Manchester, M22 4HJ
Agent (if any):	Miss Sharon-lee Bow, Studio Charrette, The Clubhouse, 50 Grosvenor Hill, London, W1K 3QT
Case officer:	Linda Marciniak Tel: 0161 234 4636 Email: linda.marciniak@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 June 2022



Application details

Type of application: Full Application Consent
Development type: Minor Retail
Date of site visit: 13 January 2022
Standard consultations: Printed: 12 May 2022 Expired: 22 May 2022
Neighbour notifications: Printed: 12 May 2022 Expired: 22 May 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a single storey red brick former public WC block situated within a small, landscaped enclosure on the north side of Mill Lane, Northenden.

There are concrete paving and lawn areas at the front and sides and a tarmac hardstanding at the rear. A mature cherry tree is situated on the front boundary.

The front elevation has 3no. steel security doors, with a maintenance access door on the eastern elevation. The enclosure is formed of 1-metre-high bow-top fencing to the front, east and rear whilst the western elevation has 1.8-metre-high railings which secure the adjacent electricity sub-station from the site.

Description of area

The site is within a corner of the Riverside Park (formerly Camperlands) with C19 terraced housing to the south, new apartment development (Waterside Court) to the north and a car park serving the park adjacent to the eastern boundary. Northenden District Centre is 51-metres along Mill Lane to the west and the Northenden Conservation Area boundary is 75 metres to the east.

The site is within Flood Zone 3, the HS2 safeguarding limits and is 75 metres west of both the Northenden Conservation Area and Green Belt.

Description of development

Change of use to Class E (cafe) together with single storey rear extension and outdoor seating area.

The application has been amended to include elevational treatment and landscaping as well as a revision to the proposed hours.

The original hours, 07.00am to 20.00pm daily were not supported on the grounds of potential noise and disturbance to neighbouring occupiers and have since been revised to:

07.00am to 18.00pm daily.

A second round of neighbour, elected members and statutory consultee notifications was carried out on the receipt of the revised scheme.

Consultations & Notification Responses

Neighbour notifications - A total of 36no. neighbouring occupiers were notified of the application. The following comments were received on first notification:

Objection 1

It's great to see further investment and appetite in Northenden as the area goes from strength to strength. My property overlooks the proposed cafe and I have concerns as the junction of Mill Lane and Palatine Rd is already congested and there are visible traffic management, and waste management issues. The Neighbourhoods Team have been tackling these issues for a number of years now without success and I fear the proposed cafe will further exacerbate this very challenging situation.

The area is over saturated with take-aways, restaurants and there are existing cafe offers along the high street. In the warmer months there is low level anti-social behaviour from customers of the nearby bars and youths visiting the river and park - the proposal is likely to increase footfall, noise and the risk of more ASB. It would be better to see a different type of use for this former toilet site.

The residential offer along this junction is quickly becoming unattractive due to the surrounding infrastructure, business usages and general congestion - which will increase once the Tatton Arms is developed. Unless the business usages begin to diversify and the area is maintained to a higher standard, I think many existing homeowners who are in a position to relocate will consider this option, and simply rent out our homes which would be a real shame for the community, and is at odds with creating a community cafe.

Objection 2

Whilst I support the development and use of an otherwise derelict building, I have a number of concerns and reservations with the opening of a café. I closely overlook the proposed development. My garden and entrance will be completely overlooked by patrons sat in the front and side outside seating areas of the café. Will there be any screening to the cafe to compensate for this lack of privacy?

We already have a number of eat in and take away cafes a short distance away from Mill Lane on Palatine Road. The litter, lack of waste management, antisocial behaviour, overpowering smell of cooked food particularly during the summer months, noise and also parking issues are a constant ongoing problem in the immediate area for residents. There's no mention in the application as to whether or not hot food will be served. If hot food is being served, will there be an addition of an extractor fan to the building? If so, this would further increase the noise and also food smells being emitted from the premises. I feel the late opening times of the café up to 21:00hrs 7 days a week are excessive. I certainly don't see river walkers or cyclists (as suggested by the application) using this café at such a late hour. It will encourage and also increase the antisocial behaviour the residents already experience in the adjacent Riverside Parking area where the police are frequent visitors, there is no lighting and there is constant fly tipping.

The planning application also makes reference to patrons of the café using the adjacent Riverside Car Parking area for parking. During the week, this car park is already full by 9am with office worker's cars from the call centre on Palatine Road and any additional increase in cars in the area would undoubtedly cause further issues with residential parking.

Whilst I don't oppose redevelopment of the site, I think a better use of the site rather than a café opening until such a late hour would be more beneficial to the local community. I think it would further exacerbate the problems we already have in the area that I have mentioned above.

Neighbour support 1

I have lived on [REDACTED] since the development was built and I have always hated the sight of the derelict toilet block, its an eye sore. I have always thought it would be nice as a cafe or bar. I also know the applicant, John Rogers. He is already a landlord at a local pub that I go to, he is a very respectable landlord and always keeps his premises clean, tidy and clear of any trouble. I think it's a great addition to the community and I fully support his application.

Neighbour support 2

I fully support John's application. I know John on a personal level too and I feel confident that he will be a fantastic landlord of the cafe he wants to open. I have no doubt in my mind that he will keep the area clean and tidy. I am looking forward to walking my dog on the river and popping in for a coffee/ a bite to eat. I feel it's a great addition to river side park.

Elected Members

Councillor Sarah Russell

There's a reference to a soakaway, where would that actually go given that it's a very small site, and what would it be for? Presumably it's not intended to use that for sewerage?

Concerns about opening hours; there have been ASB problems by the river in the past and no-one wants to see that returning. Consider reducing them.

This building has been an eyesore for a long time though and it would be good to see it developed - also it would potentially provide a toilet facility at the riverside.

Highway Services

Given that the site lies within a district centre, it is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities.

It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

Given the footprint of the development, no on-site car parking is provided. Whilst there is a significant demand for car parking within the district centre, we consider that any additional demand generated from this use is likely to be limited and can be accommodated.

Secure cycle storage is being provided to the rear of the building and is acceptable to us.

An enclosed bin store is being provided to the rear with access to the side.

Whilst we have no concerns with the outdoor seating in principle, we seek verification from the applicant that sufficient room will be provided to allow the transfer of bins to the designated collection point which, it is presumed, will be from Mill Lane.

In relation to the boundary treatment proposals we seek verification from the applicant that any pedestrian gate arrangements provided will open inwards into the development and not outwards onto the public footway.

Should the planning application be approved it is recommended that a Construction Management Plan be conditioned which shall include, where appropriate the following details:

- 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;

o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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).

SUGGESTED PLANNING CONDITION(S): -

1. Construction Management Plan.

Environmental Health:

Fume/odours

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 - In the interests of the amenities of occupiers of nearby properties.

*The applicant will need to consult with a suitably qualified ventilation engineer 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.

HOURS2

Deliveries to commercial premises

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.

NSE2

External areas/outside seating

Shall only allow use of external areas within the application site 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 and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties.

I am concerned that the use of the external seating area from 07.00 - 21.00hrs on a Saturday and Sunday has the potential to cause disamenity to nearby residents. I have no concern with the internal dining area being used during these hours.

NSE6

External plant/equipment/servicing

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. 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

REF*

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.

The applicant has not made any provision for pulvable waste recycling, nor have they stated the size of the bins they intend on using.

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

Flood Risk Management:

The change of use does not change the vulnerability classification (less vulnerable) however the proposed extension must meet our criteria for extensions in Flood Zone 3.

An FRA has been provided however we would like it updated to include the estimated flood level for the site (obtainable from the EA) and this level used to inform the flood resistance & resilience measures for the whole proposed development (which can be depth-dependent).

We therefore recommend the following information is requested from the applicant either now or by way of condition:

Condition 1: No development shall commence until a flood risk assessment has been submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS). For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- Provide the estimated flood level for your development (the estimated flood level is a river flood level with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency.
- FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance:
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, in accordance with Core Strategy policy EN14.

Informative: We recommend the following Informative is included within the Decision Notice:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Greater Manchester Police – Design for Security

Physical Security

External Doors

All external doors must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Windows

All windows should be compliant with and certified to BS PAS 24 where possible. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.

Any opening lights (escape requirements permitting) must be lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm. Drive-through windows should be fitted with restrictors to prevent people climbing or reaching in.

Any curtain walling panels should include laminated glazing (see below) and should be securely fixed and non-opening.

Internal Security

All back-of-house/staff areas should not be publicly accessible and there should be a secure area for staff to store their belongings whilst at work.

Alarm

An intruder alarm should cover the proposed restaurant and should be linked to contacts on all external doors and PIR detectors. The alarm signal should terminate at a recognised Alarm Receiving Centre. The system should comply with the current version of the EN 50131-1 standard and be eligible for a Police response as defined by the ACPO Policy on Police Response to Security Systems, Level 1 status.

External Seating Area

There should be clear views over the external seating area from within the premises, allowing staff to monitor customer use/behaviour. It should also be covered by CCTV.

Tables and chairs should be fixed to prevent mis-use or theft. Any removable barriers, canopies or heaters, as well as any non-fixed tables and chairs, should be stored securely within the building out-of-hours to prevent damage, theft and mis-use.

Lighting

Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors/shutters.

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.

Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

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: the main entrances to the premises, all service counters/pay-points, all seating areas (external and internal), toilet lobbies and all parking areas (including the drive-thru lane).

Other

Any external bin store should be a secure, lockable and fire-resistant enclosure. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development and servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

Layout Guidance

The layout of the premises should be carefully considered, so as to maximise surveillance over customers and reduce the opportunities for criminals to exploit. Design for Security understands that the designers and clients may not always know who will be occupying their units once complete, and therefore, the end-users requirements. It is highly recommended that the following good practice principles are adopted where applicable, so as not to undermine the security of the building shell.

Restaurants can, if poorly managed, generate crime for the following reasons:

Opportunities - Large numbers of people congregating in cafes/coffee shops generates opportunities for crime. Unlike on-street populations, patrons are stationary for long periods of time, making them easier to target.

Lack of attention - The movement of people, noise, social interaction and other factors mean patrons can be easily distracted.

Cohesion – Particularly during busy periods, the large numbers and wide variety of groups of people that tend to frequent cafes/coffee shops means that such a venue would lack 'community territoriality' (i.e. regular customers displaying an awareness of and care for the environment around them). This can limit any self-policing that might otherwise occur.

Customer turnover – High turnover with high levels of customer movement within an establishment, are more likely to allow offenders to go unnoticed.

Valuable goods – Often available and possibly on show, a particular problem in external seating areas. Patrons are likely to carry small, valuable, concealable goods – such as mobile phones, purses, wallets, keys etc.

Stealth - Busy venues provide the anonymity necessary to commit offences.

In order to minimise these issues, it is recommended that the following good practice principles are adhered to:

The area in front of the service counter should be clearly defined to provide an easy queuing system to help prevent against queue jumping, which can lead to conflict. Consideration should be given to Internal floor demarcations (such as different coloured floor tiles) to direct people and encourage efficient circulation within the premises (i.e. defining separate queuing/waiting and seating areas). Sufficient levels of service staff should be provided at busy periods to reduce waiting times and the potential for frustration, aggression and conflict.

There should be high/wide service counters, which increase the distance between staff and any potentially aggressive patrons and aid surveillance of all parts of the premises. Tills should be positioned away from customers' reach, but preferably fronting towards customers. Casual access to the rear of any service counters should be prevented (e.g. with lockable hatches that cannot be easily scaled).

Alarms

It is strongly recommended that a monitored alarm system is provided, with a response facility (be that an alert to the key holder, or to a security patrol team). Contacts should be provided on all external doors and PIR detectors should cover all rooms.

Access Control

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

Staff only external doors
Doors into areas restricted to staff
Storage rooms

High Speed Two (HS2) Limited

The majority of the red line boundary falls within sub-surface safeguarding. However, having reviewed the plans associated with the proposal it is unlikely to impact HS2 works in that location, therefore HS2 Ltd have no objection to the proposed development.

Environment Agency

As submitted, we have no objection in principle to the proposed development.

Having reviewed the Flood Risk Assessment (FRA) submitted, we are satisfied that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere. However, separate consultation should be sought from the Lead Local Flood Authority (LLFA) and your emergency planners if not already done so.

The proposed development must proceed in strict accordance with the FRA noted above and the mitigation measures identified within as these will form part of any subsequent planning approval.

Any changes to the proposed development, as submitted (i.e. change in overall development footprint), may necessitate the submission of a revised FRA alongside any revised drawings and/or plans associated.

As detailed within the FRA submitted, for the purpose of addressing fluvial flood risk the proposed development is planned to proceed in accordance with the EA Flood Risk Standing Advice (FRSA) for non-major developments. Notably it is the intention of the applicant / developer to:

1. Set floor levels within the proposed development no lower than current floor level of the existent building.
2. Integrate flood proofing and resilience measures up to 600mm above floor level of the current building
3. Ensure occupants are fully aware of flood risk(s) associated with the location of the development proposed.
4. Ensure occupants are fully aware of flood risk warnings and evacuation procedures for an extreme event.

Flood Risk Warning

In accordance with point 4 of the above listing, under section 6.3.1 of the FRA submitted, reference is made to the occupants being advised to sign up to the EA's Flood Warning Service. This requirement can be fully achieved by the site users contacting/ registering with Floodline - calling 0345 988 1188 or by visiting <https://www.gov.uk/sign-up-for-flood-warnings> .

We also advise the applicant/site users referring to the following additional guidance:

- <https://www.gov.uk/prepare-for-flooding>.
- <https://www.gov.uk/help-during-flood>.
- <https://www.gov.uk/after-flood>.

Evacuation Plan / Procedure

With regards to ensuring evacuation of the site during a flood event, a check of the reporting and documentation submitted for 132038/FO/2021 confirms that neither an outline or detailed evacuation plan has been submitted by the applicant / agent. In accordance with paragraph 167 of the National Planning Policy Framework (NPPF) it should be ensure that “safe access and escape routes are included, where appropriate, as part an agreed emergency plan”.

As we do not comment on or approve the adequacy of flood emergency response procedures accompanying development proposals (as we do not carry out these roles during a flood event we have chosen, in this instance, not to object to the application. However, we would advise, to ensure accordance with the NPPF, this requirement the development is addressed in a manner satisfactory to the planning authority either prior to determination or as part of a conditional requirement associated with any subsequent planning permission granted.

Consultation should be sought from your emergency planners / the emergency services to confirm an acceptable an approach evacuation plan/procedures and/or any conditional requirements. Consultant with the EA on any evacuation plan produced for the development will not be necessary.

Corporate Property

No comments received.

Northenden Neighbourhood Forum

No comments received.

Northenden Civic Society

No comments received.

RE-NOTIFICATION ON AMENDED SCHEME

Residents

No comments received.

Elected Members

Councillors Sarah Russell, Sam Lynch, Angela Moran and Lucy Ingham

The application doesn't say whether it will be connected to mains sewerage or not when it includes a toilet, cafe kitchen etc and is in fact in a former toilet block. There is a reference to a soakaway, where would that actually go given that it's a very small site, and what would it be for? Presumably it's not intended to use that for sewerage?

Concerns about opening hours; there have been ASB problems by the river in the past and no-one wants to see that returning. Consider reducing hours.

Building has been an eyesore for a long time though and it would be good to see it developed. It would also potentially provide a toilet facility at the riverside.

Highway Services

No changes to original comments

Environmental Health

6pm closing time is acceptable.

FRM

No changes to original comments.

Environment Agency

We have no objection in principle to the amended plans and no technical comments further to those we made in our previous response, dated 10 January 2022.

HS2

HS2 have confirmed that the majority of the red line boundary falls within sub surface safeguarding. However, having reviewed the plans associated with the proposal it is unlikely to impact HS2 works in that location, therefore HS2 Ltd have no objection to the proposed development.

Issues

Policy

National Planning Policy Framework (NPPF, 2021)

Paragraph 23 of the NPPF places an emphasis on ensuring the vitality of town centres through careful management, whilst paragraph 69 recognises that planning plays an important role in facilitating the creation of healthy communities.

Core Strategy

C1 - Centre Hierarchy

Identifies the role and function of Centres in the provision of goods and services to serve the local catchment.

C2 - District Centres

Retail, public and commercial services and food and drink uses are prioritised with retail being the principal use in the Primary Shopping Area but diversity and choice are also emphasised.

EN14 – Flood Risk

In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.

All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

The City of Manchester contains many sections of rivers which are culverted or 'hidden' where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.

EN19 - Waste

Promotes the effective management of waste paying regard to the principles of the waste hierarchy.

T2 - Accessible areas of opportunity and need

Development is encouraged around existing transport nodes to reduce the need to travel by car. The circumstances of each site is taken into consideration to establish an appropriate level of parking.

SP1 - Spatial Principles

Promotes neighbourhoods of choice which includes making a positive contribution to the health, safety and wellbeing of residents; protecting and enhancing the built and natural environment; minimising emissions, reusing previously developed land and improving 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.

DM1 - Development Management

Emphasises the effects of development on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation, including a consideration of existing conditions such as noise.

Regard should also be paid to accessibility 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.

Unitary Development Plan

The following saved policies from the Unitary Development Plan are also considered to be relevant.

Policy DC26.1 - Has been related to the actual and potential contribution of the use on the local noise environment, its impact on residential character and amenities of the area.

Policy DC26.4 - Requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. The proposal in this application is considered to be a potential noise source based on the nature of the age groups it seeks to accommodate.

DC10.1 - Food and Drink

In determining planning applications for developments involving the sale of food and drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the council will have regard to:

- a. The general location of the proposed development, including any reference to the area in other policies in the plan
- b. The effect on the amenity of neighbouring residents
- c. The availability of safe and convenient arrangements for car parking and servicing
- d. Ease of access for all, including disabled people; and
- e. The storage and collection of refuse and litter.

Policy DC10.2

The council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC10.3

Development will not normally be permitted where:

- a. It is proposed outside the general locations mentioned above, or
- b. There is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC10.4

Where, having regard to the preceding policies, the council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on

the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, and the storage of refuse and collection of litter.

Principle

The application is for the change of use of a derelict toilet block to a café in an edge of District Centre location. The toilet block has been derelict for at least 10 years and has been a target for graffiti which blights the Mill Lane frontage. Investment in the riverside park has raised the appearance of Mill Lane which is of benefit to the community and the appearance of the Northenden Conservation Area a short distance away to the east.

The proposal was amended to include more detail on elevational treatment of the building, reduce the closing hours and to incorporate landscaping to the frontage. This resulted in a lengthy delay to the application whilst these details were prepared together with a second notification to neighbours and consultees.

The proposal has the support of local Elected Members and re-notification of the scheme to neighbours did not attract any objections.

The principle of the proposal, as amended, is therefore acceptable, subject to satisfactory compliance with policies managing the impacts on residential amenity, waste management, noise, the appearance of the site and flood risk. These matters are set out below.

Residential Amenity

Policies SP1 and DM1 of the Core Strategy, saved policies DC10.1 and DC26.1 of the UDP require an application to demonstrate that residential amenity would not be harmed by a new planning proposal.

The application site is within a residential area on the edge of the Northenden District Centre. Mill Lane has a relatively quiet character en-route to the Conservation Area. The use is unlikely to establish a precedent and intensify café uses along Mill Lane given the isolated nature of the site, hence there are no risks of any cumulative noise impact.

The proposal includes limited seating in the external garden area for 30no. patrons with internal seating for a further 10no. which has the capacity to generate some noise from patrons talking and general comings and goings. This will be mitigated by the limited capacity in the site curtilage, together with the managed closing hours (described below) and Condition 8 attached which prohibits the playing of any external amplified sound. Additionally, the opening hours are limited to the daytime only when most residents are likely to be at work, and Mill Lane is a two-way highway with traffic visiting the riverside park on a regular basis, which generates ambient background noise. Conditions are appended to secure the property against the outbreak of noise from within the building and also from any externally mounted equipment for the kitchen.

On the basis of the above, it is considered that the proposal would not give rise to any significant noise impacts to the detriment of residential amenity that would warrant a refusal of the application.

Waste

The application is supported by a Waste Management Strategy and plans which show 3no. waste bins for food, pulpal waste and mixed recycling situated in a purpose built secure and ventilated bin store at the rear of the block. This will ensure that waste is properly managed within the curtilage of the site and does not become a nuisance within the car park, on street or riverside park.

The application has been assessed by the head of Public Protection (Environmental Health) who requires that further details are provided to understand the specific waste generating needs of the business and how this would be effectively managed. Policy EN19 of the Core Strategy requires that new developments manage waste in a sustainable manner which meets the needs of the end user. A condition requiring the submission and approval of the waste management arrangements to be in place prior to first operation of the business proposed, is therefore appended at the end of this report.

Fumes / Flue

The application does not propose installation of any external flue pipe or extraction system. The footprint of the site is limited however, a kitchen is shown on the proposed floorplan and the Planning Statement notes that the applicant intends to sell vegetarian/vegan food. A condition is therefore appended below should any extraction system or flue be required in the interests of residential amenity and for the development to comply with the guidance contained within saved UDP policy DC10 and policies SP1, DM1 and EN19 of the Core Strategy.

Hours

The closing hours in this proposal have been amended so that the café would operate from 7am until 6pm daily. Originally, the applicant sought to close at 9pm which was considered too late in this area where there are residential properties facing the site. The amended hours protect the amenity of residents living in close proximity from any noise emanating from the property and due to the comings and goings of patrons using the café during the daytime both on weekdays and weekends.

The earlier closing hours have the support of Elected Members who originally raised a concern with this aspect of the proposal, particularly with regards to past episodes of anti-social behaviour. Confirmation of the reduced closing hours was received by email as set out in Condition 2 below, and the opening hours are fully managed by Condition 4 below.

The amended hours are considered to be acceptable and will enable those who take early morning exercise or dog walk at the riverside park to get refreshments in a convenient location close to the car park.

Servicing and Deliveries

Servicing of the site is managed by Condition 5 below and is likely to entail any delivery vehicles pulling into the riverside park car park which is the most convenient location. This would likely have been the existing arrangement for maintenance and servicing of the toilet block and has not raised any concerns with Environmental Health.

Car Parking / Cycle storage

There is no dedicated parking associated with the curtilage of the site. Traffic Regulation Orders manage parking on Mill Lane which is two-way outside the site. The riverside park car park however offers ample opportunity for patrons to park and use the café. Owing to its relatively small size, it is anticipated that the café will not be a generator of large volumes of traffic or parking demand. A cycle store forms part of the development which is for the use of staff and is incorporated within a section of the secure rear combined cycle / bin store. The incorporation of the cycle store is welcomed to expand the range of sustainable travel modes to and from the site, in accordance with Core Strategy policy T2.

Appearance / Landscaping / Boundary treatment

The application as amended proposes external alterations to the building to improve its appearance. The doors formerly for access into the male and female WC's are proposed to be replaced with full length windows, and the middle door is to be retained and refurbished with new ironmongery.

The building itself is proposed to be colour coated. This is welcomed as it will refresh and add vitality to the building which otherwise has a utilitarian appearance consistent with its original use. As the building faces residential dwellings and is on the edge of the park, the Conservation Area and green belt, details of the colour treatment are required to be submitted to ensure an appropriate finish is applied in this location. Condition 3 below requires samples to be submitted and approved prior to first use of building.

At the rear of the site, the bin/bike store, 1.4 metres wide x 2.7 metres height maximum and 5.7 metres long proposes a timber finish with a sloping monopitch roof and secure door. This will have a low impact on the building and will not be visible from within Mill Lane.

The front and side curtilage are to be cleared of overgrowth and landscaped with paving, raised timber sleepers around the tree planted with wildflowers and free-standing planters. At the rear of the site, the applicant proposes raised beds to grow vegetables and herbs. These measures will update and improve the appearance of the site within the street scene and provide a suitably welcoming platform for the café. The retained cherry tree provides essential shade in the warmer months over the south-facing frontage as well as offering nesting and feeding opportunities. Bird and bat boxes are also proposed on the western boundary which are welcomed to enhance the biodiversity opportunities of the site. Conditions are appended for the tree to be protected during construction works.

The boundary treatment proposes retention of the original bow-top iron fencing which has a low visual impact whilst promoting security and intervisibility.

No signage is indicated on the elevations. An Informative is appended to remind the applicant that signage is not covered in this application and requires separate consideration under the Advertisement regulations.

For the above reasons, the application is considered to accord with the guidance contained within saved policy DC10 of the UDP and to policies T1, SP1, DM1 and EN15 of the Core Strategy.

Flood Risk

The application has been assessed by the Environment Agency for the impact of flood risk who have no objection to the proposal. They do however note that with regards to ensuring evacuation of the site during a flood event, neither an outline nor detailed evacuation plan has been submitted. In order to comply with paragraph 167 of the National Planning Policy Framework (NPPF) it should be ensured that “safe access and escape routes are included, where appropriate, as part an agreed emergency plan”. An Informative is therefore appended at the end of this report to encourage the applicant to sign up to the Environment Agency's Flood Warning Service.

Evaluation by the Flood Risk Management team notes the submission of a Flood Risk Assessment. However, it is required to be updated to include the estimated flood level for the site. This data should be used to inform the flood resistance and resilience measures for the whole proposed development to avoid flood risk to the occupants. A condition is appended at the end of this report to ensure the development complies with Core Strategy policy EN14.

Other matters

A question has been raised regarding the drainage of the site which the application form indicates is unknown. An Informative is appended to alert the applicant to the need to construct any new drainage system to prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of the surface water drainage system. It is

recommended that green SuDS components are utilised in the drainage design to mitigate for any loss of permeable area.

Security

Greater Manchester Police (Design for Security) have made a number of recommendations relating to site security. These are appended as Informatives at the end of this report in the interests of the safety of the site and building.

HS2

The site lies within the sub-surface safeguarding zone for the HS2 rail project. The application has been assessed by the Technical Services Directorate for HS2 Ltd who has no objection to the proposal.

Conclusion

The proposal represents acceptable development of a derelict building which is on the approach to the riverside park, Conservation Area and green belt. The change of use will complement the park and has been assessed as having acceptable impacts on residential and visual amenity, waste management, landscaping, flood risk and boundary treatment, subject to compliance with the appended conditions. On this basis, the proposal accords with saved UDP policies DC10.1 and DC26.1, Core Strategy policies SP1, DM1, EN14, EN15, EN19 and T2, and with the general guidance with the NPPF 2021.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The revised proposal was re-notified to 36no. neighbours and statutory consultees; no objections were received.

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 received on the 26th of October 2021 or as stated:

Application Form

Location Plan P1 received on the 11th of May 2022

Existing and Proposed Site Plan P2 received on the 11th of May 2022

Existing and Proposed Ground Floor Plan P3 received on the 11th of May 2022

Existing and Proposed Elevations 1 P4 received on the 11th of May 2022

Existing and Proposed Elevations 2 P5 received on the 11th of May 2022

Existing and Proposed 3D view - Front Elevation P6 received on the 11th of May 2022

Flood Risk Assessment Ref: QFRA 2087, Version: 1.0 Date: 07/12/2021 and Appendices A, B, C and D prepared by UK Flood Risk Consultants received on the 15th of December 2021

Waste Proforma received on the 15th of December 2021

Design and Access Statement prepared by Studio Charrette received on the 26th of October 2021

Planning Statement prepared by Studio Charrette received on the 26th of October 2021

Email from Sharon-Lee Bow of Studio Charrette dated the 20th of May 2022 confirming the closing time of 6pm daily.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) Prior to first use of the building hereby approved commencing, samples and specifications of the elevational treatment to colour-coat the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason - In the interests of the visual amenities of the area in which the site is located and to protect the character of the nearby Northenden Conservation Area, pursuant to Core Strategy policies DM1, EN3 and SP1.

4) Notwithstanding the hours stated on the submitted application form, the cafe hereby approved shall not operate outside the hours of:

Monday to Sunday (including Bank Holidays): 07.00am to 18.00pm

Reason - In the interests of the amenity of nearby residential properties, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

5) 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.

6) 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 permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

7) 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, pursuant to Core Strategy policies SP1 and DM1.

8) The external seating area shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to saved UDP policy DC26.1

9) 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. 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to saved UDP policy DC26.1 and Core Strategy policy DM1.

10) The hard and soft landscaping scheme as shown on drawing Nos: shall be implemented within 12 months of the first use of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. Notwithstanding the details hereby approved the age, size and species of all proposed trees to

be planted shall be first agreed in writing with the local planning authority, development shall only be carried out in accordance with the agreed details.

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 Manchester Core Strategy.

11) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

12) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

13) No development shall commence until a flood risk assessment has been submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS). For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- Provide the estimated flood level for your development (the estimated flood level is a river flood level with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency.

- FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.

- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, in accordance with Core Strategy policy EN14.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

2) The applicant will need to consult with a suitably qualified ventilation engineer 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.

3) The applicant must provide details of the provision for pulvable waste recycling and the size of the bins they intend on using.

4) 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

5) The applicant is advised to sign up to the Environment Agency's Flood Warning Service. This requirement can be fully achieved by the site users contacting/ registering with Floodline - calling 0345 988 1188 or by visiting:

<https://www.gov.uk/sign-up-for-flood-warnings>

6) Physical Security

External Doors

All external doors must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Windows

All windows should be compliant with and certified to BS PAS 24 where possible. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.

Any opening lights (escape requirements permitting) must be lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm. Drive-through windows should be fitted with restrictors to prevent people climbing or reaching in.

Any curtain walling panels should include laminated glazing (see below) and should be securely fixed and non-opening.

Internal Security

All back-of-house/staff areas should not be publicly accessible and there should be a secure area for staff to store their belongings whilst at work.

Alarm

An intruder alarm should cover the proposed restaurant and should be linked to contacts on all external doors and PIR detectors. The alarm signal should terminate at a recognised Alarm Receiving Centre. The system should comply with the current version of the EN 50131-1 standard and be eligible for a Police response as defined by the ACPO Policy on Police Response to Security Systems, Level 1 status.

External Seating Area

There should be clear views over the external seating area from within the premises, allowing staff to monitor customer use/behaviour. It should also be covered by CCTV.

Tables and chairs should be fixed to prevent mis-use or theft. Any removable barriers, canopies or heaters, as well as any non-fixed tables and chairs, should be stored securely within the building out-of-hours to prevent damage, theft and mis-use.

Lighting

Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors/shutters.

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.

Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

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: the main entrances to the premises, all service counters/pay-points, all seating areas (external and internal), toilet lobbies and all parking areas (including the drive-thru lane).

Other

Any external bin store should be a secure, lockable and fire-resistant enclosure. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development and servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

Layout Guidance

The layout of the premises should be carefully considered, so as to maximise surveillance over customers and reduce the opportunities for criminals to exploit. Design for Security understands that the designers and clients may not always know who will be occupying their units once complete, and therefore, the end-users requirements. It is highly recommended that the following good practice principles are adopted where applicable, so as not to undermine the security of the building shell.

Restaurants can, if poorly managed, generate crime for the following reasons:

Opportunities - Large numbers of people congregating in cafes/coffee shops generates opportunities for crime. Unlike on-street populations, patrons are stationary for long periods of time, making them easier to target.

Lack of attention - The movement of people, noise, social interaction and other factors mean patrons can be easily distracted.

Cohesion – Particularly during busy periods, the large numbers and wide variety of groups of people that tend to frequent cafes/coffee shops means that such a venue would lack 'community territoriality' (i.e. regular customers displaying an awareness of and care for the environment around them). This can limit any self-policing that might otherwise occur.

Customer turnover – High turnover with high levels of customer movement within an establishment, are more likely to allow offenders to go unnoticed.

Valuable goods – Often available and possibly on show, a particular problem in external seating areas. Patrons are likely to carry small, valuable, concealable goods – such as mobile phones, purses, wallets, keys etc.

Stealth - Busy venues provide the anonymity necessary to commit offences.

In order to minimise these issues, it is recommended that the following good practice principles are adhered to:

The area in front of the service counter should be clearly defined to provide an easy queuing system to help prevent against queue jumping, which can lead to conflict. Consideration should be given to Internal floor demarcations (such as different coloured floor tiles) to direct people and encourage efficient circulation within the premises (i.e. defining separate queuing/waiting and seating areas). Sufficient levels of service staff should be provided at busy periods to reduce waiting times and the potential for frustration, aggression and conflict.

There should be high/wide service counters, which increase the distance between staff and any potentially aggressive patrons and aid surveillance of all parts of the premises. Tills should be positioned away from customers' reach, but preferably fronting towards customers. Casual access to the rear of any service counters should be prevented (e.g. with lockable hatches that cannot be easily scaled).

Alarms

It is strongly recommended that a monitored alarm system is provided, with a response facility (be that an alert to the key holder, or to a security patrol team). Contacts should be provided on all external doors and PIR detectors should cover all rooms.

Access Control

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

Staff only external doors

Doors into areas restricted to staff

Appendix 1 – List of consultees & neighbours notified

Corporate Property
Environmental Health
MCC Flood Risk Management
Highway Services
Northenden Civic Society
Northenden Neighbourhood Forum
Environment Agency
Greater Manchester Police
High Speed Two (HS2) Limited
Highway Services
Environmental Health
Corporate Property
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Northenden Neighbourhood Forum
Northenden Civic Society
High Speed Two (HS2) Limited

6 Peggy Lane, Manchester, M22 4EU
10 Peggy Lane, Manchester, M22 4EU
Flat 13, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 12, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 11, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 10, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 9, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 8, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 7, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 6, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 5, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 4, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 3, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 2, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
Flat 1, Ryder Court, 8 Peggy Lane, Manchester, M22 4FE
4 Peggy Lane, Manchester, M22 4EU
9B Mill Lane, Northenden, Manchester, M22 4HJ
2 Allanson Road, Manchester, M22 4HL
9A Mill Lane, Northenden, Manchester, M22 4HJ
2 Peggy Lane, Manchester, M22 4EU
1 Michaels Close, Manchester, M22 4FX
2 Michaels Close, Manchester, M22 4FX
3 Michaels Close, Manchester, M22 4FX
4 Michaels Close, Manchester, M22 4FX
1E Allanson Road, Manchester, M22 4HN
1D Allanson Road, Manchester, M22 4HN
1C Allanson Road, Manchester, M22 4HN
1B Allanson Road, Manchester, M22 4HN
1A Allanson Road, Manchester, M22 4HN
4 Allanson Road, Manchester, M22 4HL
Millweir Chase, Mill Lane, Northenden, Manchester, M22 4HJ
13 Mill Lane, Northenden, Manchester, M22 4HJ

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Green Belt Land - Green Belt Area (LDF)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH