

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144229/FO/2025

Date registered valid: 31 October 2025

Proposal: Erection of a new boundary fence to enclose the rear seating area, together with alterations to the car parking layout, landscaping, provision of a bin and cycle space, and enclosed rear incorporating seating

Address: Newton Heath Working Mens Club, 67 Old Church Street, Manchester, M40 2JN

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Newton Heath Working Mens Club

Agent (if any): Mr Mohamed Muse, Muse Architects

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 November 2025

Standard consultations:

Printed: 26 November 2025

Expired: 17 December 2025

Neighbour notifications

Printed: 13 November 2025

Expired: 4 December 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Newton Heath Working Mens Club within the north Manchester ward of Miles Platting & Newton Heath. The application site relates to a two storey, red brick, flat roof building. The building includes ramped access along Old Church Street, smoking area on the corner of Old Church Street and Great Newton Street and a balcony area to the side elevation of the building facing onto Old Church Street. The space to the rear of the Centre is characterised by a surface car park with some areas of soft landscaping. The area to the rear includes bins and an InPost locker.

Description of area

The Centre sits within the Newton Heath District Centre. Such centre is characterised by the commercial businesses to the north of Old Church Street. To the rear of the site sits the Newton Heath Sure Start Centre and to the north of the site sits residential properties in connection with the Silk Street development project.

Description of development

The current application seeks planning consent for the erection of a new boundary fence to enclose the rear seating area, together with alterations to the car parking layout, landscaping, provision of a bin and cycle space, and enclosed rear incorporating seating.

The new boundary fence to enclose the rear seating area would consist of 1 metre mesh fencing (stripe mesh security fencing to be finished in RAL 6005(Moss Green) which would be

fixed to a 600mm red brick wall. This would run along the boundary of Great Newton Street and would enclose the area to the rear.

The car parking arrangement would be amended as a result of the proposal. 6no. parking spaces and 1no. disabled spaces would be available. As existing, 9no. parking spaces are available. This would result in the loss of 2no. spaces.

The scheme would also involve landscaping works.

A bin and cycle space would be provided. The cycle storage shows provision for 3no. cycle spaces. The bin store would be a ventilated 1.8 metre timber bin storage with lockable gates. 4no. bins- 1100L + (02)240L.

The rear area would be enclosed incorporating seating, taking the form of 3no. tables with 4no. chairs for each table.

The developer propose the outside area would be available for use within the following hours:
Sunday–Thursday: 11:00–21:00
Friday, Saturday and Bank Holidays: 11:00–22:00.

Negotiations during the Course of the Application

During the course of the application, discrepancies within the submitted plans were addressed.

Further details of the pieces of development were provided for review. To overcome concerns in respect of residential amenity from the outside area, the play equipment was subsequently removed from the application.

The agent justified the loss of the parking spaces on the site.

The description of development to reflect changes to the scheme.

The boundary treatment proposed was reduced in height, altered in form and colouration so to reduce the visual prominence in the streetscene.

Opening hours were provided for review by the agent and re-considered and reduced following concerns raised by colleagues in Environmental Health.

Planning History

085751/FO/2008/N1- Erection of two smoking areas: 1) At ground floor level including 2.2 metre high boundary steel railing fence and polycarbonate shelter 2) First floor covered balcony off main stair enclosure to side elevation.
Approved 8 July 2008.

064924/FO/NORTH1/02- Erection of disabled access ramp and alterations to doorway.
Approved 27 June 2002.

Further planning history can be found for the building when it was previously used as an Iceland.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Colleagues in Environmental Health reviewed the application and requested the following condition be attached to any approval granted:

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.

Proposed outside hours are listed as:

Monday to Friday- 11:00- 00:00

Saturday- 11:00 to 01:00

Sunday/ Bank Holiday- 11:00- 01:00

Further comments dated 15 December 2025:

Those hours outside would potentially cause a disamenity to nearby residents. The applicant should submit hours they deem appropriate for the use of the outside area.

Revised hours:

Sunday–Thursday: 11:00–21:00

Friday, Saturday and Bank Holidays: 11:00–22:00

Further comments dated 22 December 2025:

The hours proposed can be accepted providing there is no external music.

Highway Services

The following comments were received:

Highways are satisfied that the proposals contained within this application will not have an unacceptable impact on the local highways.

The site is located adjacent to the adopted highways Great Newton Street and Old Church Street. Both streets have 'no waiting at any time' kerbside restrictions and both are subject to a 20 mph speed limit.

Trip assessment not appropriate for this application.

The site is well accessed by sustainable modes with five bus routes available within a couple of minutes' walk and a tram stop within a 10 minute walk.

No off-site highway works are proposed.

It is stated that there are seven existing parking spaces and these will be retained. However, viewed with Google Maps, the car park would be expected to be able to accommodate a minimum of 10 cars. Whilst the parking details contained within the application conflicts with what can be seen on site, the difference is considered minimal when taking an area wide view.

There are no additions to the car parking space numbers. It is advisory only, that the provision of one Electrical Vehicle charging point (minimum 7kW) is made available.

Secure cycle parking provision will be made for three cycles within the curtilage of the site. As seen on drawing 111_A1.01 rev P2.

The proposed fence measurements have not been provided. However, on an understanding that the fence will typically be 2 metres in height, that the location of the new fence line will follow the existing fence line and the length of the new fence is as shown on plan. Then the fence will not affect users on the highway nor drivers exiting the car park onto Great Newton Street. Therefore, Highways are satisfied with the installation of the fence.

Designated refuse storage on site has been identified. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

A Construction Management Plan is not required, as any potential works can be accommodated off the highway.

MCC Flood Risk Management

The following comments were received:

The site lies within Flood Zone 1 and the proposed works are minor modifications that do not result in an increase in impermeable area, and the site is not identified as being at risk of flooding.

Therefore, a Flood Risk Assessment is not required, and the LLFA has no objections to the said proposal.

Manchester Cathedral

No comments were received from Manchester Cathedral.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective

- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed places

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

E2: Meeting the need for business land and premises (Chapter 7. Building a strong, effective economy)

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EC1 (Employment and Economic Growth in Manchester);

Policy EC2 (Existing Employment Centre);

Policy T1 (Sustainable Transport);

Policy C1 (Centre Hierarchy);

Policy C2 (District Centres);

Policy C4 (East Manchester District Centres - Eastlands, Gorton, Newton Heath and Openshaw);

This policy states that in Newton Heath focus should be directed to high quality and inclusive design, in order to improve the character and quality of the centre and the way it functions.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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

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

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policy is of relevance:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted application seeks planning permission for the Erection of a new boundary fence to enclose the rear seating area, together with alterations to the car parking layout, landscaping, provision of a bin and cycle space, and enclosed rear incorporating seating. The working men's club sits within the Newton Heath District Centre and relates to Core Strategy policy C4 (East Manchester District Centres). The current application includes boundary treatment along Great Newton Street to offer further security to the club. Given the works would upgrade the space afforded to the rear of the club and allow the club to offer further facilities for its members, the principle of development is considered acceptable in this instance. However, consideration must be given in respect of amenity, appearance of the works, and considerations arising from consultee comments.

Residential Amenity

Due to the nature of the application, it is not considered the proposed works would give rise to any loss of light, overbearing or adverse privacy implications.

During the course of the application, discussions took place with colleagues in Environmental Health in respect of the outside area. The initial hours proposed by the agent (using the outside space up to midnight and 1am) was reviewed by Environmental Health who could not support the scheme. The building sits close to the Silk Street residential development and so would result in adverse noise disturbance to the residential properties. As such, the hours of use for the outside areas were reduced, and would be used no later than: 21:00 Mondays to Thursdays, 22:00 Fridays and Saturdays, 21:00 Sundays, or 22:00 on Bank Holidays. Such hours were reviewed by colleagues in Environmental Health who were satisfied the hours proposed would not give rise to adverse amenity implications. A condition restricting the hours of use for the outside areas would be attached to any approval granted, as would a further condition restricting the use of amplified sound, live or recorded music, played in any of the external areas, at any time.

The play equipment initially proposed as part of the application was subsequently removed from concerns in relation to over intensification of the site. Only 3no. tables and associated chairs remain in the space.

In short, the proposal is not considered to give rise to adverse residential amenity implications, pursuant to Policy DM1 of the Core Strategy, and UDP policy DC26, given the use of conditions to control its use.

Visual Amenity

The proposed boundary treatment has been amended in form, height and colouration to ensure the boundary treatment does not create a visually prominent feature to the detriment of visual amenity. The new boundary fence to enclose the rear seating area would consist of a 1 metre mesh fencing (stripe mesh security fencing to be finished in RAL 6005 (Moss Green)) which would be fixed to a 600mm red brick wall. This would run along the boundary of Great Newton Street and would enclose the area to the rear. The use of the red brick is considered to add interest to the boundary treatment, whilst reflecting the red brick of the host building. Further, the proposed boundary treatment would mirror the use of the red brick and mesh fencing that could be seen at Sure Start which would offer a sense of continuity along Great Newton Street.

Whilst it is acknowledged the use of boundary treatment would enclose the space to the rear, at this point, a boundary treatment of 2 metres could be erected without the requirement for planning consent. As such, whilst it is noted the use of boundary treatment around the hard and soft landscaping would enclose the space, it would be unreasonable to refuse consent and the overall height of the boundary treatment has been reduced during the course of the application.

The alterations to the car parking layout and provision of a bin and cycle space are not considered to give rise to any adverse visual implications.

The seating to be incorporated within the rear amenity space would offer further amenities for the users of the building. During the course of the application, examples of the proposed tables and chairs were provided for review. The structures are not considered to be overly large or dominant and so would not be considered to create a visually intrusive feature.

Overall, the scheme is not considered to give rise to any significant visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF) and Manchester's Core Strategy, including policies DM1.

Design, Scale and Appearance

As stated previously, the new boundary fence to enclose the rear seating area would consist of a 1 metre mesh fencing which would be fixed to a 600mm red brick wall. It is noted that along Great Newton Street a fence with a height of 1 metre could be erected through the route of permitted development. The additional 600mm is considered acceptable in this instance given the mesh fencing would have some level of permeability, the use of the red brick would add interest to the boundary, and the colouration of the fence has been amended from a blue to a dark green to be more in keeping with the surrounding area. The developer notes a product specification would be provided through condition and a condition to this effect would be attached to any approval granted.

The car parking arrangement would be amended as a result of the proposal. 6no. parking spaces and 1no. disabled spaces would be available. As existing, 9no. parking spaces are available. This would result in the loss of 2no. spaces. During the course of the application, the agent justified the reasoning for the loss of the 2no. spaces. The reduction was to create a safer and more usable rear outdoor seating area, provide a dedicated, secure bin store and cycle storage, which are currently absent on site; and reconfigure the layout to introduce a clearly marked disabled parking space, improving accessibility to the club. Highways reviewed such reduction and considered the loss to be minimal when taking an area wide view. As such, no issues in terms of design are raised in respect of this element of works.

Bin and cycle space would be provided. The cycle storage shows provision for 3no. cycle spaces. The bin store would be a ventilated 1.8 metre timber bin storage with lockable gates. 4no. bins- 1100L + (02)240L. No further details were provided in respect of the cycle storage and so further details would be sought via condition. The bin store would be considered acceptable in respect of size, scale and materiality.

Following the omission of the play equipment at the scheme and reduction in the number of seating to overcome residential amenity concerns, the number, design and appearance of such equipment would be of an expected amount and design and so does not give rise to any concern.

In short, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy.

Landscaping

The scheme would also involve landscaping. Landscaping detail has been listed as:

- existing green areas (to remain)
- existing and improved green areas
- existing hard surface (to remain)
- existing and proposed hard surface.

Given the limited information in respect of the materials and soft landscaping to be installed, a condition to this effect would be attached to any approval granted. The areas of improved landscaping are welcomed and so considered pursuant to policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

Highways Considerations

As stated previously, Highways were comfortable with the amendments to the parking layout. It is advisory only, that the provision of one Electrical Vehicle charging point (minimum 7kW) is made available. An informative to this effect would be attached to any approval granted.

Highways accepted a fence height of 2 metres along the section along Great Newton Street and so it is considered the 1.6 metre height fence is acceptable. The fence will not affect users on the highway nor drivers exiting the car park onto Great Newton Street. Therefore, Highways are satisfied with the installation of the fence.

Highways welcomed the introduction of 3no. cycle stores.

Designated refuse storage on site has been identified. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

Flood Risk

MCC Flood Risk Management Team reviewed the proposal. The site lies within Flood Zone 1 and the proposed works are minor modifications that do not result in an increase in impermeable area, and the site is not identified as being at risk of flooding. Therefore, a Flood Risk Assessment is not required, and the LLFA has no objections to the said proposal.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, issues raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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

3 year time limit

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.

Specified plans

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

-Location Plan, received by the City Council as Local Planning Authority on 9 October 2025.

-Application Form, received by the City Council as Local Planning Authority on 31 October 2025.

-Correspondence- Agent Agreement to Description Change, received by the City Council as Local Planning Authority on 15 January 2026.

-Photo- Dining Table, Chairs and Parasol, received by the City Council as Local Planning Authority on 28 November 2025.

-Drawing- Proposed- Ground Floor Plan, numbered 111_A1.01 P5, received by the City Council as Local Planning Authority on 26 January 2026.

-Drawing- Proposed- Elevations, numbered 111_A1.02 P6, received by the City Council as Local Planning Authority on 6 February 2026.

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

Hard and soft landscaping

3a) Notwithstanding the details submitted with the application, no above ground works shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

Boundary Treatment

4) Notwithstanding the details submitted with the application, no above ground works shall take place until details of the siting, scale, appearance and material for the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no boundary treatment shall be erected on site other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Cycle storage

5) Notwithstanding the details submitted with the application, prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be

submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

Seating

6) Seating shown on the approved 'Photo- Dining Table, Chairs and Parasol' and 'Drawing- Proposed- Ground Floor Plan, numbered 111_A1.01 P5', shall be carried out in accordance with the approved details and shall be in place prior to the first occupation of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Bin storage

7) The bin storage area shown on the approved 'Drawing- Proposed- Ground Floor Plan, numbered 111_A1.01 P5', shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Parking spaces

8) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic and in accordance with Core Strategy policies DM1 and T1 and the National Planning Policy Framework.

Outside area- hours

9) The external seating areas shall not be used after 21:00 Mondays to Thursdays, 22:00 Fridays and Saturdays, 21:00 Sundays, or 22:00 on Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Amplified sound or music

10) There shall be no amplified sound, live or recorded music, played in any of the external areas, at any time.

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

Informatives

1) The developer should consider providing 1no. Electrical Vehicle charging point (minimum 7kW) to be able for use.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
MCC Flood Risk Management
Manchester Cathedral

32 Droylsden Road, Manchester, M40 1AN
34 Droylsden Road, Manchester, M40 1AN
36 Droylsden Road, Manchester, M40 1AN
2 Great Newton Street, Manchester, M40 1GX
10 Great Newton Street, Manchester, M40 1GX
8 Great Newton Street, Manchester, M40 1GX
6 Great Newton Street, Manchester, M40 1GX
4 Great Newton Street, Manchester, M40 1GX
12 Great Newton Street, Manchester, M40 1GX
38 Droylsden Road, Manchester, M40 1AN
Newton Heath Working Mens Club, Old Church Street, Manchester, M40 2JN
Asda, Old Church Street, Manchester, M40 2JF
Iceland Frozen Foods, Old Church Street, Manchester, M40 2JS
Unit 9, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Ladbrooks, 88 - 90 Old Church Street, Manchester, M40 2JF
Unit 12, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Unit 10, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
1 Great Newton Street, Manchester, M40 1GX
69 Old Church Street, Manchester, M40 2JN
Unit 7, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Unit 6, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
Newton Heath Sure Start And Childrens Centre, Great Newton Street, Manchester, M40 1WT
65 Old Church Street, Manchester, M40 2JN
Unit 8, Rosedale Shopping Centre, Old Church Street, Manchester, M40 2JL
63 Old Church Street, Manchester, M40 2JN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Manchester Cathedral Ownership - Manchester Cathedral Newton Heath Manor
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA