

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145125/FO/2026

Date registered valid: 5 February 2026

Proposal: External alterations, including external lighting, installation of 2no. wall mounted heat pumps and ductwork to northern elevation, and associated works.

Address: 10, 12 & 14 Hale Top, Manchester, M22 5RN

Ward(s): Woodhouse Park Ward

Applicant: Muse Places and Manchester City Council

Agent (if any): Will McCullough, Asteer Planning LLP

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

Recommendation: Approve

Date of recommendation: **30 March 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 February 2026

Standard consultations:

Printed: 12 February 2026 Expired: 5 March 2026

Neighbour notifications

Printed: 12 February 2026 Expired: 5 March 2026

Site notice

Posted: 20 February 2026 Expired: 13 March 2026

Press advert

Published: 17 February 2026 Expired: 3 March 2026

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 current application relates to 10, 12 & 14 Hale Top within the south Manchester ward of Woodhouse Park. The application site relates to three units on Hale Top characterised by a canopy above, and an adjacent corner unit that has been opened up due to the demolition of the Peacocks Building (see planning history for further details). The 3 units appear to relate to class E uses, although only 1 unit appeared to be trading at the time of the site visit.

Description of area

The applicant site sits within the Wythenshawe Town Centre, characterised by commercial premises, tram stop, medical practice, Asda and local Council Offices.

The applicant site sits within the Wythenshawe Masterplan area.

Description of development

The current application seeks planning permission for external alterations, including external lighting, installation of 2no. wall mounted heat pumps and ductwork to northern elevation, and associated works.

The works are required as part of the Wythenshawe regeneration scheme. The site has been identified as a future Food Hub, adjacent to the proposed new Civic Square. The proposed works would enable the premise to operate in the way proposed. In this instance, it is not

considered a change of use application is required to use the units in the food hub manner proposed.

In summary, the scope of works consists of:

- West & South Elevations (facing the Civic Square): creation of new ground floor façade following demolition of existing structure (This replaces the former Peacock building).
- South Elevation (along Hale top): Façade alterations including new openings. Refurbishment of the existing canopy.
- North & East Elevations (rear elevations): Minor functional alterations (doors) to accommodate fire escape requirements, delivery access, and ventilation systems (external services) taking the form of 2no. wall mounted heat pumps and ductwork.
- Canopy: A new canopy will wrap around both the south and west elevations (in lieu of the former Peacock building).
- External lighting.

Negotiations during the Course of the Application

Discussions took place with the agent in respect of the material to be used for the proposed canopy.

The description of development was amended during the course of the application to explicitly reference the ASHPs and ductwork to the rear, as shown on the plans but not explicitly referred to within the description.

Discussions took place with the agent in respect of amending the wording of the proposed conditions.

Planning History

EIASCO/25/010- Plots 3.1, 2.2 & 2.1 Wythenshawe Town Regeneration Proposals- Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
Scoping Opinion Issued 10 November 2025.

The current application has come forwards due to the demolition of the previous Peacocks building immediately to the west of the application site:
142088/DEM/2025- 36 The Birtles- Demolition of former Peacocks clothing store.
Approved 6 March 2025.

Subsequent CDN application:
CDN/25/0903- 36 The Birtles- Discharge of Conditions 2 (Hours of Demolition) attached to planning permission 142088/DEM/2025.
Approved 25 November 2025.

120655/FO/2018- 10 Hale Top- Installation of new shop front.
Approved 21 August 2018.

117166/AO/2017- 10 Hale Top- Installation of a five internally-illuminated fascia signs and one internally-illuminated projecting sign.
Approved 20 September 2017.

Further planning history exists for the units prior to 2012.

Other planning history relating to the regeneration of Wythenshawe:

142287/VO/2025- Former Co-Operative Building The Birtles- CITY COUNCIL DEVELOPMENT
Change of use of first and second floor to from Use Class E (Commercial, Business and Service) to F1 (Community Hub) together with associated elevational alterations.
Approved 13 June 2025.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

The following comments were received from colleagues in Highway Services:

- o The existing Peacock Building, adjacent to the site, is to be demolished under the approved application reference no.142088/DEM/2025.
- o Multiple entrance doors into the food hall are to be provided at the western building elevation.
- o A new entrance door is to be provided to the food hall and to the upper floor at the southern building elevation.
- o The applicant should be advised that all gated accesses (except fire exits) will need to provide inward opening gates to ensure they do not impact on the footway or highway
- o The new public realm is to front the western elevation. Sufficient footway width is to be retained around the perimeter.
- o A new canopy is proposed at the western elevation with a projection of circa 2.95m. A sufficient headroom clearance, compliant with the 2.50m minimum, is noted by Highways.
- o Understood that the existing canopy at the southern elevation is to be refurbished, with the existing canopy line retained.
- o Signage zones are to be provided at the western building elevation. Sufficient headroom clearance is proposed. This is subject to a separate advertisement consent application.
- o Lighting is to be provided under the canopy.
- o A new delivery entrance is to be provided at the northern elevation of the building.
- o Refuse bins are to be located along the façade of the rear service yard. Ideally, refuse bins should be located within the site.
- o A Construction Management Plan is required to be submitted prior to the start of the works and conditioned.

Highway Services requested two informatives be attached to any approval granted.

Environmental Health

Environmental Health requested the following conditions be attached to any approval granted:

1.FUMES condition (commercial kitchen ventilation system)

2.NSE6 condition (External plant/equipment/servicing)

*This is to include any plant located behind louvred sections also.

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 6. Building a strong, competitive economy

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

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.

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

JP-J2- Employment Sites and Premises

JP-P1- Sustainable Places

JP-C8- Transport Requirements for New Development

JP-Strat9- Southern Areas.

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) (partially superseded by PfE);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EC1 (Employment and Economic Growth in Manchester) (partially superseded by PfE);

Policy EC2 (Existing Employment Centre);

Policy EC10 (Wythenshawe);

Policy C1 (Centre Hierarchy);

Policy C 7 (Wythenshawe District Centres - Baguley (West Wythenshawe), Northenden and Wythenshawe Town Centre);

Policy C 10 (Leisure and the Evening Economy);

Policy T1 (Sustainable Transport) (partially superseded by PfE);

Policy T2 (Accessible Areas of Opportunity and Need).

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:

DC10. Food and Drink Uses

DC10.1 In determining planning applications for developments involving the sale of food or 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.

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.

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.

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, the storage of refuse and the collection of litter.

DC14. Shop fronts and Related Signs

This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc.

DC14.1 In determining applications relating to these premises for shop fronts, security grilles,

advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.2 Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

DC14.3 Externally mounted security grilles or shutters will not normally be permitted if they are of solid construction.

DC14.4 In cases where externally mounted security grilles or shutters are considered acceptable, the boxes housing the grille or shutter should wherever possible be located behind the fascia.

DC26. Noise and Development

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.

Wythenshawe Town Centre Development Framework

Endorsed by the City Council, it outlines a major regeneration initiative aimed at transforming the area over the next 10–15 years. One of the highlights is the transformation of the Civic Centre, with the provision of a food hub being a key part of that transformation.

Manchester City Council Shopfront and Signage Design Guide (2024)

Manchester City Council Shopfront and Signage Design Guide (2024) is supplementary guidance which is to be considered material consideration in the determination of applications including shop front alterations and/or signage. This document sets out best practice for shopfronts and signage design across the City in order to promote positive change in the context of its urban environment. High-quality and well considered shopfronts and advertisements should therefore be an aspiration for all involved in the commission, design and installation of shopfronts. This guide does not set out to prescribe specific shopfront design across the city but seeks to set out the principles and standards of design, in order to inform the design process and decision making.

ISSUES

Principle of the Development

The current application seeks planning permission for external alterations, including external lighting, installation of 2no. wall mounted heat pumps and ductwork to northern elevation, and associated works. The works are required as part of the Wythenshawe regeneration scheme. In 2024, Manchester City Council was awarded a grant funding through the Levelling Up Fund (LUF) programme which include the delivery of a new Culture and Creative hub, a food hall, public realm and a workspace. The applicant site has been identified as a future Food Hub, adjacent to the proposed new Civic Square. The proposed works would enable the premise to operate in the way proposed. Given the works propose the adaptive re-use and external alterations which aims to refurbish a series of vacant shop units into a new and a bustling food hub on the corner of Hale Top and The Birtles, the principle of development can be considered acceptable. This application would continue on from the other applications recently approved as part of the Wythenshawe regeneration scheme (see planning history section above). Notwithstanding this, the proposal's impact upon visual and residential amenity, as well as pedestrian safety, must be assessed.

Residential Amenity

As existing, the site is a commercial led development and so there would not be any immediate residential neighbours to be impacted by the proposal. However, it is noted that with the regeneration, new residential uses may be introduced to the wider area. However, due to the scale of the works proposed, the works are not considered to give rise to unacceptable residential amenity implications.

It is not considered the external alterations would give rise to any adverse residential amenity implications.

The 2no. wall mounted heat pumps and ductwork to the northern elevation (rear elevation) would be visible within the service yard to the rear of the site. Given such area is characterised by commercial services, and access is limited to the immediate commercial units, it is not considered such elements would create an overbearing feature. It is instead considered commensurate to the use of such areas. To ensure no adverse implications in respect of noise and disturbance, Environmental Health recommend an external plant condition be attached to any approval granted. This would ensure the units would not prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP. Further, a fumes condition would be attached to any approval granted to understand how cooking odours are effectively dispersed from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Visual Amenity

The proposed elevational alteration works to the west and south elevation would open up the space and provide an entrance from the proposed food hub to the new Civic square. 7no. openings would allow access into the unit and so would be considered an attractive and inviting entrance to the proposed use and not give rise to visual harm. The ground floor spaces are designed to accommodate café and restaurant uses that can extend outward with external seating areas, activating and animating the square throughout the day.

The works to the north and east would involve elevational alterations to support the needs of the use with access to the service area. Such alterations are not considered to give rise to visual harm given any infill works would be undertaken with brickwork to match as closely as possible and the materiality of the new doors would be reviewed through details sought by condition.

Information was provided as to the 2no. wall mounted heat pumps and the product chosen would be Mitsubishi Electric MSZ- LN R32 wall mounted system- MUZ-LN60VG2. Such product is typical of similar units and given its hidden position within the service yard, is not considered to give rise to visual harm.

Similarly, given the location of the ductwork on the northern elevation and given details as to the appearance would be secured by condition, such element would not give rise to visual harm.

The scheme is considered acceptable in respect to visual amenity, in accordance with policies SP1 and DM1 of the Core Strategy, Manchester's Shopfront and Signage Design Guide (2024), and the National Planning Policy Framework.

Design, Scale and Appearance

The design of the proposed works have been given due consideration by the project team, with consideration given to the history of the Wythenshawe Civic Centre.

The proposed fenestration for the site has been designed by reinterpreting historic architectural design. The proposed bays would consist of louvre, fixed glazing and opaque panels and would add interest to the elevations whilst complementing the existing window and shop front patterns along Hale Top and the Birtles. Aluminum components are considered an acceptable material and full details would be sought via condition.

The external walls are proposed to be finished in mosaic tiles and such design decision has come from consideration to historic circumstances of the Civic Centre. Such tiled treatment is considered to be durable and low maintenance and can be considered acceptable with finalised details to be sought via condition.

A canopy would be installed along the western elevation and part of the southern elevation, which would allow covered and outside seating for the food hub. The proposed canopy as opposed to being a fascia and soffit is proposed as a profiled metal sheet with steel galvanised beams. The proposed canopy material has been chosen with due consideration given to canopy precedents and such material can be supported, with finalised details to be sought via condition.

It is noted that the scheme has not confirmed the colour approach for the works. The developer states the final colour palette is to be decided once the operator has been confirmed and once public engagement has been undertaken. The LPA are comfortable that final details of colouration can be sought by condition.

The application refers to the installation of new signage; however, it is noted such works would require separate, advertisement consent. An informative to this effect would be attached to any approval granted.

This application also seeks consent for external lighting including feature lighting to be sited below the proposed canopy and such details would be sought as part of a materials condition within any approval granted.

The design, scale and appearance of the proposal is considered acceptable subject to finalised details to be sought via condition, in accordance with policies SP1 and DM1 of the Core Strategy, Manchester's Shopfront and Signage Design Guide (2024), and the National Planning Policy Framework.

Environmental Considerations

Colleagues in Environmental Health reviewed the application and request a FUMES condition (commercial kitchen ventilation system) to be attached to any approval granted. Such condition ensures cooking odours are effectively dispersed from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework. Further, colleagues also requested a NSE6 condition (External plant/equipment/servicing) condition to not prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP. With the inclusion of such conditions, any impact in respect of odours and noise are considered to be appropriately dealt with.

Construction Management

To safeguard the amenities of pedestrians and highway safety, colleagues in Highway Services requested a Construction Management Plan condition be attached to any approval granted. This condition is considered appropriate given the applicant site sits within the Wythenshawe Town Centre with constant footfall from the public.

Considerations from colleagues in Highway Services

Colleagues in Highway Services were comfortable with the proposed development, and that the scheme would not give rise to harm to pedestrians or to the surrounding highways.

The new public realm is to front the western elevation. Sufficient footway width is to be retained around the perimeter. A new canopy is proposed at the western elevation with a projection of circa 2.95m. A sufficient headroom clearance, compliant with the 2.50m minimum, is noted by Highways.

Such works are considered acceptable and pursuant with Policy T1 and DM1 of the Core Strategy.

Access

The submitted Design & Access statement confirms step free access would be available at the proposed Food Hub. It is considered the multiple entrances into the food hub would help public accessibility and pedestrian flow. It is noted the proposed doors exceed minimum width requirements for wheelchair users (900mm clear opening), and there would be level thresholds at all access points.

Such provision is considered acceptable and pursuant with Policy DM1 of the Core Strategy.

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

1) 3 year time limit

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) SPL

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

Documents:

- Application Form, received by the City Council as Local Planning Authority on 5 February 2026.
- Supporting Information- Heat Pumps Specification, ref: MSZ-LN R32, received by the City Council as Local Planning Authority on 17 March 2026.
- Correspondence- ASHP Model Confirmed by Agent, received by the City Council as Local Planning Authority on 17 March 2026.
- Correspondence- Description of Development Amendment, received by the City Council as Local Planning Authority on 26 March 2026.
- Design & Access Statement, received by the City Council as Local Planning Authority on 26 March 2026.

Drawings:

- Location Plan, numbered 18705-IFD-FH-ZZ-D-A-202001,
 - Proposed- Ground Floor Plan, numbered 18705-IFD-FH-GF-D-A-220100,
 - Proposed- AA Long Section- Proposed, numbered 18705-IFD-FH-XX-D-A-220201,
 - Proposed- Façade Bay & Canopy Detail, numbered 18705-IFD-FH-XX-D-A-220202,
 - Proposed- Elevation (North), numbered 18705-IFD-FH-XX-D-A-220301,
 - Proposed- Elevation (South), numbered 18705-IFD-FH-XX-D-A-220302,
 - Proposed- Elevation (East), numbered 18705-IFD-FH-XX-D-A-220303,
 - Proposed- Elevation (West), numbered 18705-IFD-FH-XX-D-A-220304,
- All above received by the City Council as Local Planning Authority on 5 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.

3) CMP

Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;
- Details of wheel washing;
- Compound locations where relevant;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;

- Parking of construction vehicles and staff;
- Dust suppression measures;
- The duration/phasing of construction works and associated vehicle trips;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

4) Materials

Notwithstanding the details submitted as part of the application, prior to the installation of the relevant external element outlined below, sample details and/or specifications of the relevant materials to be used for that individual item on the external elevation of the development must be submitted to and approved in writing by the City Council as local planning authority:

- 1.Window frames
- 2.Doors
- 3.External walls/cladding/curtain walling
- 4.Any other elements on the external elevation as required.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5)Fumes

Prior to first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

6) NSE6 (External plant/equipment/servicing)

a) Prior to installation of plant, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the ground floor commercial units, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

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 policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Informatives

1) Highway arrangements

-The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

-The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

2) Signage

Signage on the building may require Advertisement Consent and such consent should be sought separately.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Gym, Hale Top House, Hale Top, Manchester, M22 5RQ

First Floor Suites 4-7, Alderman Downward House, The Birtles, Manchester, M22 5RF

First Floor Suite 1, Alderman Downward House, The Birtles, Manchester, M22 5RF

First Floor Suite 2 To 3, Alderman Downward House, The Birtles, Manchester, M22 5RF

Second Floor, Alderman Downward House, The Birtles, Manchester, M22 5RF

First Floor Suites 8-11, Alderman Downward House, The Birtles, Manchester, M22 5RF

17 Hale Top, Manchester, M22 5RN

14 Hale Top, Manchester, M22 5RN

6 Hale Top House, Ainley Road, Manchester, M22 5RB

5 Hale Top House, Ainley Road, Manchester, M22 5RB

4 Hale Top House, Ainley Road, Manchester, M22 5RB

3 Hale Top House, Ainley Road, Manchester, M22 5RB

2 Hale Top House, Ainley Road, Manchester, M22 5RB

1 Hale Top House, Ainley Road, Manchester, M22 5RB

Adult Education Centre, The Birtles, Manchester, M22 5RF

First Floor Suite 12, Alderman Downward House, The Birtles, Manchester, M22 5RF

7 Hale Top House, Ainley Road, Manchester, M22 5RB

First Floor, Hale Top House, Hale Top, Manchester, M22 5RQ

36 The Birtles, Manchester, M22 5RF

Hale Top House, Hale Top, Manchester, M22 5RQ

Unit 1, Hale Top, Manchester, M22 5RN

16 Hale Top, Manchester, M22 5RN

12 Hale Top, Manchester, M22 5RN

Unit 9, Hale Top, Manchester, M22 5RN

Unit 5, Hale Top, Manchester, M22 5RP
Unit 3, Hale Top, Manchester, M22 5RF
8 Hale Top, Manchester, M22 5RN
Unit 11, Hale Top, Manchester, M22 5RF
4 Hale Top, Manchester, M22 5RP
Betfred, Unit 15, Hale Top, Manchester, M22 5RN
28 The Birtles, Manchester, M22 5RF
9 Hale Top House, Ainley Road, Manchester, M22 5RB
6 Hale Top, Manchester, M22 5RN
Unit 2, 6 Hale Top, Manchester, M22 5RN
23A The Birtles, Manchester, M22 5RF
34 The Birtles, Manchester, M22 5RF
32 The Birtles, Manchester, M22 5RF
30 The Birtles, Manchester, M22 5RF
26 The Birtles, Manchester, M22 5RF
7 Hale Top, Manchester, M22 5RN
Second Floor, Hale Top House, Hale Top, Manchester, M22 5RQ
19 The Birtles, Manchester, M22 5RF
21 The Birtles, Manchester, M22 5RF
25 The Birtles, Manchester, M22 5RF
23 The Birtles, Manchester, M22 5RF
10 Hale Top House, Ainley Road, Manchester, M22 5RB
8 Hale Top House, Ainley Road, Manchester, M22 5RB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA