

Planning

Delegated Officer Report

Summary of application details

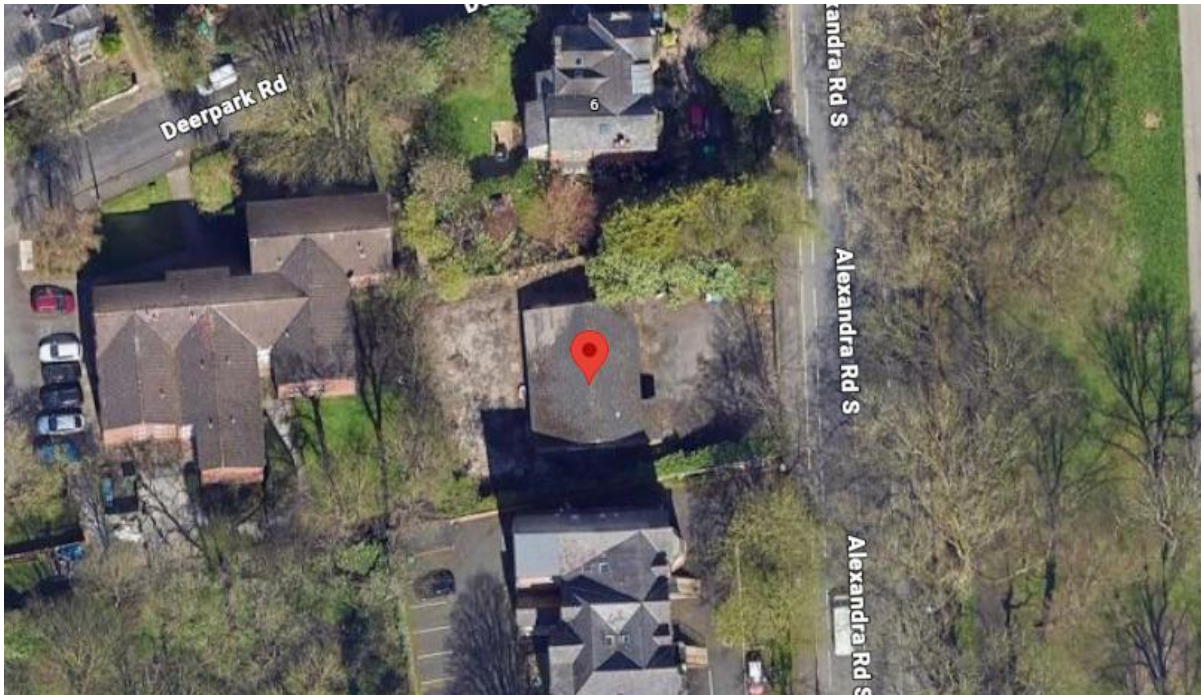
Application reference: 145552/FO/2026
Application type: Full planning permission
Proposal: Installation of cabins to rear of site.
Site address: 8 Alexandra Road South Manchester M16 8ER
Ward(s): Whalley Range
Date application valid: 15 May 2026
Applicant name: Noreen Khan
Agent (if any): Mr Gordon Kenyon
Case officer: Holly Wright
Recommendation: Approve
Date of recommendation: 15 July 2026

Description of site, building and/or area

The application relates to a single storey building of redbrick with a grey tile dual-pitch roof. The property features grey and white-framed windows, some with external roller shutters and/or grilles, a recessed entrance porch, a front access ramp, an area of hardstanding to the front (used for parking) bordered by a mid-level brick wall and timber fencing with a metal railings style gate, and an area of hardstanding to the rear used for amenity purposes.

The site also features 3no. unauthorised detached outbuildings/cabins, including 2no. to the front of the main building and 1no. to the rear. The current application seeks to relocate these structures so that they are sited to the rear of the main building. The details on the submitted application form indicate that the property is currently in use as a school (Use Class F1).

The property is not listed, however, it is sited within the Whalley Range conservation, is within the setting of the Grade II listed Alexandra Park (located opposite the site), as well as the Grade II listed Church of St Edmund (located to the south of the site). The site is bounded by Alexandra Road South to the east, and residential properties (in the form of flats) to the north, south, and west. The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses as well as flats, and benefits from its proximity to public outdoor amenity and green spaces.









Description of development

The applicant is seeking planning permission for the installation of 3no. detached outbuildings/cabins located to the rear of the main school building.

Planning history

Planning Application - 144288/LP/2025 - Erection of 3 No. single storey cabin structures for educational purposes, finished in brick, tile and other materials to broadly match finishing materials of the existing school building – Refused (2025).

Planning Application - 063110/FU/SOUTH1/01 - Change of use from doctors surgery to solicitors office – Approved (2001).

Planning Application - 057083/FO/SOUTH1/99 - Two storey extension to doctors surgery - Approved (1999).

Consultation, notification and publicity responses

Consultations

Whalley Range Forum – no response received.

Environment Agency made no comments on the proposal.

Highways made the following comments in response to the application:

- The proposed alterations are all within the red-line boundary of the site, and as such, will not impinge upon the adopted highway.
- There is no parking associated with the development.
- Pedestrian access will remain as existing which is acceptable to Highways. For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.
- The layout generally allows for pedestrian movement; however, consideration should be given to how this is accommodated across the site, particularly in terms of clear widths and accessibility for wheelchair users, to ensure compliance with MCC GD04 principles.
- It is noted that there is an existing bin arrangement in place and that the existing waste management arrangement will continue
- A Construction Management Plan should be conditioned.

Environmental Health (EH) initially provided the following comments in response to the application:

"I have looked at the above application and do not have any objections to the proposals. The only condition that I would want to add is the fixed plant and equipment condition in case air conditioning or ASHP units are proposed. If not, this will not be necessary.

As the units are already on site and there do not appear to have been any noise complaints, I do not consider it necessary to attach a noise insulation condition, particularly as the use operates during daytime hours on weekdays."

However, following concerns raised by neighbouring residents regarding noise disturbance associated with both the existing and proposed operations of the school, **Environmental Health** advised that it would be reasonable to require the applicant to demonstrate that the proposed rearrangement and associated intensification of use at the rear of the site would not result in harm to neighbouring amenity. Accordingly, a condition requiring the submission and approval of a scheme of acoustic treatment was recommended.

MCC's Arborist made the following comments in response to the application:

- If the buildings are to be placed on existing hard standing, and there are no excavation requirements within the RPAs of the retained trees, we would have no objection to the proposed installation of the cabins from an arboricultural perspective.
- The proposed pruning work would be considered routine tree management and therefore we would have no objection to the proposed pruning work.

MCC's Flood Risk Management made no objection to the proposal, recommending a condition requiring the submission of a surface water drainage layout be attached in the event of an approval and advising that United Utilities be consulted on the application.

United Utilities – no response received.

Notifications and publicity

Four letters of objection have been received from local residents in response to the application; the comments are summarised as follows:

- The existing unsightly and light-blocking large grey portacabin was installed nearly two years ago with no heed paid to proper planning processes. This current application was made retrospectively in response to several objections from nearby residents.
- There is insufficient space on the site for even one such cabin, let alone several. This insufficient space results in the cabin being right up against the boundary fence of the communal garden of neighbouring flats. It is currently used as a classroom without sound proofing. The establishment has basically not enough space to operate its business in educating young people with additional needs.
- To address the unsuitability of the site in terms of aspirations to increase capacity, the applicant has decided to build portacabins perhaps in order to increase the number of young people it can accommodate.
- This gives rise to other concerns regarding noise disturbance.
- The proposed facilities are inadequate for the young people with additional needs. I believe this would be better achieved by having the current or lesser number of young people there rather than more.
- If the cabins are to be stacked (and there is realistically no other feasible way to fit in several cabins) then this will materially and significantly interfere with the natural light coming into neighbouring homes as well as disturbing the privacy of neighbouring occupiers.
- The applicants have not shown any consideration for the impact of their business on the local community.
- We do not object to the principle of education facilities. However we do object to the position of the cabin along the boundary wall. We kindly request space between the boundary and the cabins. Also, low height of cabins, sound proofing of cabins and a living green roof for all cabins to maintain and preserve the green space and aesthetics of the conservation area.
- The big cabin at the rear of the school is noisy, an eyesore and it blocks out light to neighbouring properties, including habitable rooms. This has had a big effect upon the mental health of neighbouring occupiers.
- The teacher who uses it has been using power tools and hammering since they put it there mostly before 9am.
- They have cabins at the front and there's more than enough room for that cabin to be moved.
- The teachers have no respect for neighbouring occupiers and are very rude.
- I hereby wish to voice my complete and utter protest regarding the installation of additional cabins on the site.
- Since the original cabins were put on the site without planning permission neighbouring residents, who are directly affected by those cabins and the school have approached the head of the institute and some of the teachers to voice our concerns and objections, but

they have been shrugged off with complete disregard to our sensitivity and feelings on the matter have been mocked.

- Where I have complete understanding of special education needs, the noise pollution from that address is intolerable and all requests to lower the noise coming from there has been completely shunned and ignored.
- The loud music and noise coming from there is unacceptable and is affecting my mental health; I cannot deal with noise and also since I have been a resident here I have experienced great reduction of daylight/ sun exposure from there which also affects my mental health.
- Neighbouring properties have experienced blocking of daylight/ sun and outlook has diminished immensely.

Relevant policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

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.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

The National Planning Policy Framework (NPPF, 2024)

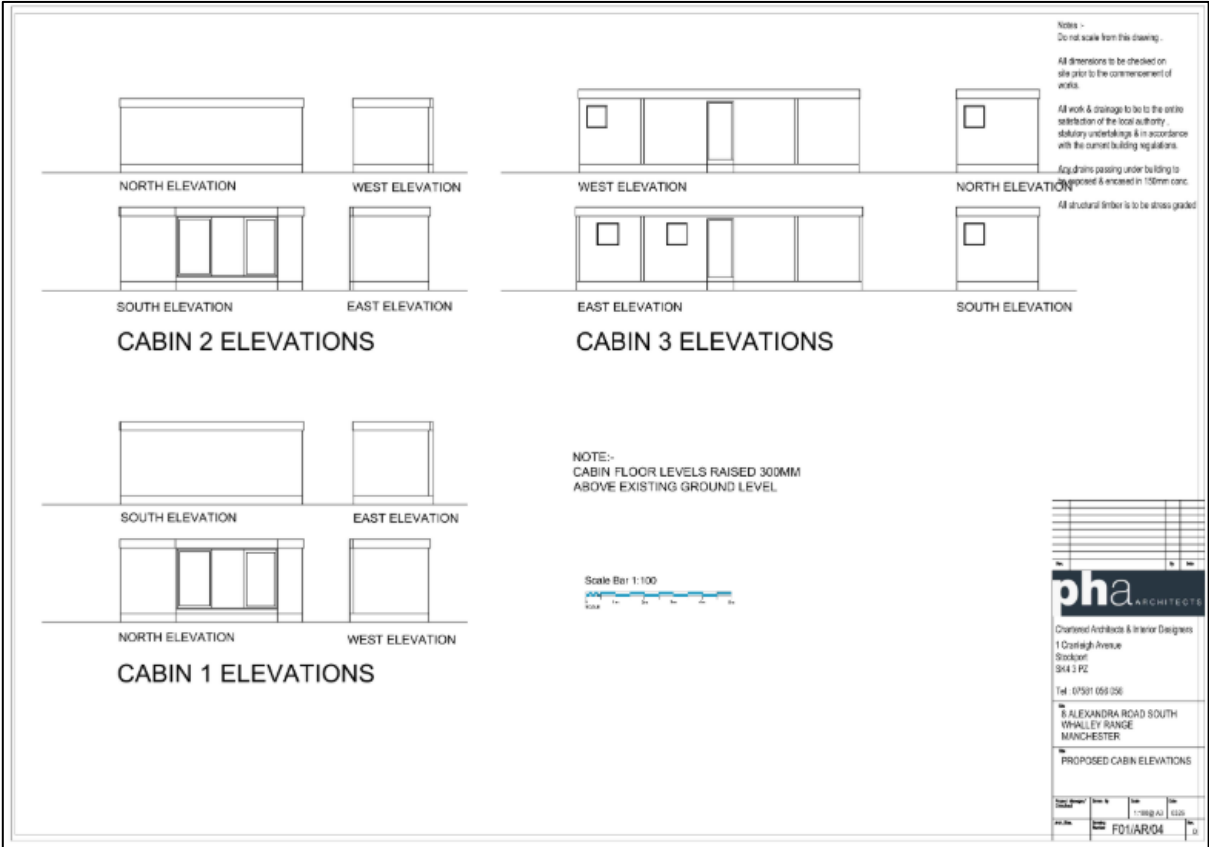
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025)

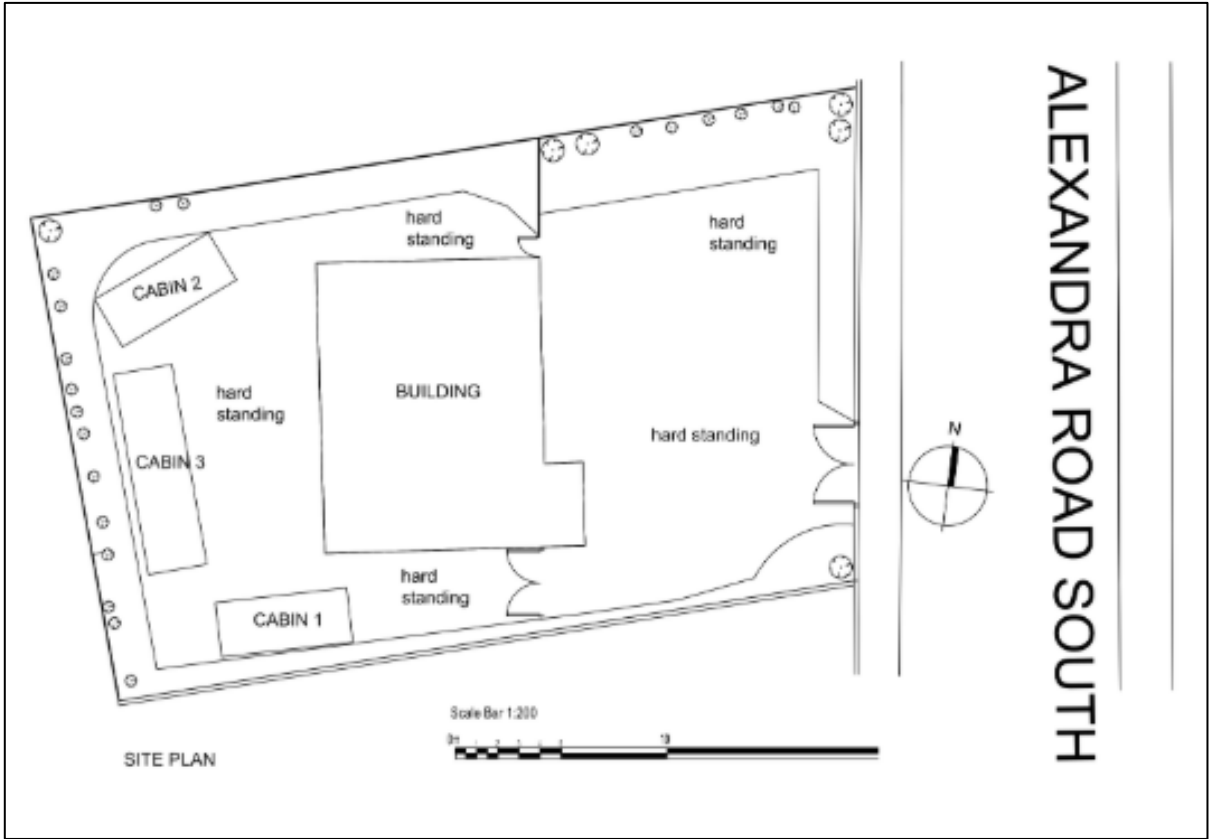
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
- Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation Areas

Assessment



Submitted proposed elevations



Submitted proposed site plan

Principle – the principle of the proposal, to install 3no. cabins, to the rear of the existing school building to provide additional educational facilities at the site, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, nearby designated heritage assets, noise and activity, waste, parking and highways implications, trees, and flood risk, amongst other matters.

Siting, scale, and massing – the 3no. cabins would be sited to the rear of the existing school building on an area of hard standing.

Cabin 1 would be located adjacent to the plot's southern boundary and would measure to approximately 6.3m in width, 2.7m in depth, and 2.9m in height. It would be sited approximately 1.2m from the plot's southern boundary, 5.1m from the western boundary, and 19.6m from the northern boundary.

Cabin 2 would be located adjacent to the plot's northwestern corner and would measure to approximately 6.3m in width, 2.7m in depth, and 2.5m in height. It would be sited approximately 2m from the plot's northern boundary, 2.2m from the western boundary, and 16.7m from the southern boundary.

Cabin 3 would be located adjacent to the plot's western boundary and would measure to approximately 9.8m in width, 2.8m in depth, and 2.8m in height. It would be sited approximately 2.5m from the plot's western boundary, 7.9m from the northern boundary, and 5.9m from the southern boundary.

Overall, the siting, scale, and massing of the proposal is considered acceptable on a temporary basis, whilst the school explores alternative, more permanent solutions to their need for additional teaching space. It is considered that the 3no. proposed cabins would not result in an unacceptable loss of outdoor recreational space, with sufficient external areas retained to the front, sides, and rear of the main school building. Further to this, by virtue of their single storey form, with flat roof heights ranging from approximately 2.5m to 2.9m, together with their siting away from the public highway and associated footpath, the cabins would appear visually subservient to both the application site and the main school building. As such, it is considered that they would not result in visually intrusive or overbearing features when viewed from public vantage points.

Appearance and visual amenity – during the case officer's site visit it was documented that the existing cabins to be relocated are utilitarian and practical in terms of their appearance, reflecting their functional role within the school setting. Cabins 1 and 2 feature dark grey cladding to their external elevations, with flat roof forms, white-framed windows and doors, dark grey external roller shutters, and associated external lighting and security fittings.

Upon its relocation to the rear of the site, Cabin 1 would feature blank elevations to its southern, eastern, and western sides, whilst its northern elevation would feature a sliding window and door set. Similarly, Cabin 2 would feature blank elevations to its northern, eastern, and western sides, with its southern elevation featuring a sliding window and door set.

Cabin 3 is of a comparable utilitarian/practical design, albeit finished in a lighter grey colour. It features a flat roof, dark grey framed windows and doors, and dark grey external fittings. Upon its relocation, it would feature one door and two windows to its eastern elevation, one window to its southern elevation, one door and one window to its western elevation, and one window to its northern elevation.

The cabins would be sited to the rear of the main school building and, as such, would not be highly visible from the public highway or associated footpath. This limited visibility would reduce their immediate impact upon the visual amenity of the area and surrounding street scene.

Notwithstanding this, it should be noted that the application site lies within the Whalley Range Conservation Area, where there is a statutory duty to preserve or enhance the character and appearance of the area. Whilst the removal of the existing unauthorised cabins from the front of the site represents an improvement, the proposed cabins themselves are of a clearly utilitarian/practical design. Their functional appearance, together with the incremental, piecemeal approach to providing additional accommodation/facilities for the school, does not represent a high-quality or cohesive design solution. As such, it is considered that the proposal would fail to positively respond to the character and setting of the conservation area, where a higher standard of design is expected.

On this basis, whilst the visual impact is mitigated to some degree by the siting of the cabins to the rear, the development is only considered acceptable on a temporary basis. This would allow the school time to explore and bring forward a more comprehensive and suitably designed permanent solution that better preserves the character and appearance of the Whalley Range Conservation Area.

Impact upon nearby designated heritage assets – the application site is located within the Whalley Range Conservation Area and lies in proximity to designated heritage assets, including the Grade II listed Alexandra Park to the east and the Grade II listed Church of St Edmund to the south. As such, the impact of the proposal on the significance and setting of these assets must be carefully considered.

As set out above, the cabins would be sited to the rear of the main school building and would not be highly visible from the public highway or associated footpaths. This limited visibility would reduce the extent to which the development would be perceived within the wider streetscape and the setting of nearby heritage assets. Notwithstanding this, the utilitarian/practical design and appearance of the cabins is considered to be of a low quality and fails to respond positively to the character and appearance of the conservation area or the setting of the nearby listed buildings. As such, the proposal would result in less than substantial harm to the significance of these designated heritage assets.

Paragraph 215 of the National Planning Policy Framework (2024) requires that, where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

In this instance, the proposal would deliver clear public benefits through the provision of additional educational space in connection with the existing school. This includes supporting existing pupils with special educational needs and facilitating the accommodation of an additional eight pupils requiring specialist provision. It is considered that these public benefits carry significant weight and would outweigh the identified less than substantial harm. However, this conclusion is reached on the basis that the development is temporary only, thereby allowing the school to continue to operate whilst a more permanent and higher quality solution is explored.

Residential amenity – concerns have been raised regarding the proposal's potential to have a detrimental impact upon the residential amenity of the area, in terms of overshadowing, loss of light, loss of outlook, loss of privacy, and overlooking.

However, Cabin 1 would be sited to the north of No.10–12 Alexandra Road South and approximately 5.1m from the shared boundary with Roy Grainger Court (to the east). With a maximum flat roof height of approximately 2.9m, it is not considered that the structure would give rise to significant issues of overshadowing, loss of light, or loss of outlook. Further to this, its blank elevations facing the site boundaries would ensure that there are no opportunities for overlooking, thereby maintaining existing levels of privacy experienced.

Similarly, Cabin 2 would be positioned approximately 2m from the northern shared boundary adjoining No.6 Alexandra Road South (adjacent to its rear amenity space) where there is an abundance of mature trees. Given its modest height of approximately 2.5m and its relationship with existing tree screening, it is not anticipated to result in significant impacts in terms of overshadowing, loss of light, or outlook. As with Cabin 1, its blank elevations in proximity to the plot's shared boundaries would safeguard neighbouring privacy.

Finally, it is noted that Cabin 3 has a greater potential to impact residential amenity due to its scale and relationship with surrounding residential properties. However, it would maintain a separation distance of approximately 2.5m from the plot's western shared boundary and would be viewed in the context of existing boundary vegetation and mature trees. With a maximum height of approximately 2.9m, it is not considered to result in significant harm in terms of overshadowing or loss of outlook. Additionally, any potential overlooking from windows facing the site boundaries could be mitigated through the imposition of an appropriately worded condition requiring these to be obscurely glazed.

Overall, subject to compliance with the proposed conditions, the proposal is not considered to result in an unacceptable impact upon the residential amenity of neighbouring occupiers.

Noise and activity – concerns have been raised regarding the potential for increased noise disturbance and activity associated with the proposed cabins, with neighbouring residents indicating that they already experience elevated noise levels arising from the existing use of the site.

It is acknowledged that the proposal would result in an increase in pupil numbers and staff, with activity occurring in closer proximity to the site's rear boundaries and adjacent residential properties. This has the potential to intensify noise and general activity levels if left unmanaged.

In response, a planning condition has been recommended requiring the submission and approval of a noise assessment to evaluate noise emissions arising from the development during operation. Where the assessment identifies harmful noise impacts, the applicant will be required to submit a scheme of acoustic mitigation, together with a subsequent verification report to demonstrate its effectiveness. This approach will ensure that any necessary mitigation measures are secured and implemented, and that the development operates in a manner that safeguards the residential amenity of neighbouring occupiers.

Further to this, it is noted that the permission is to be granted on a temporary basis only to enable the school to continue operating and meeting its existing and immediate educational needs. It is considered that this approach provides the necessary flexibility for the school in the short term, whilst allowing time for more comprehensive, permanent, and less harmful solutions to be explored and brought forward in the future.

Subject to compliance with these conditions and the temporary nature of the consent, the proposal is not considered to result in an unacceptable impact in terms of noise and activity.

Waste storage – the proposal would not alter the existing waste storage and management arrangements of the site. The submitted covering letter confirms that waste is currently collected

by Direct 365, with appropriate provision made for the separate storage and collection of recyclable materials. Environmental Health has reviewed these details and has raised no objections. As such, the proposal is considered acceptable in terms of its impact upon waste storage and management.

Parking and highways implications – details submitted with the application indicate that the proposal would not result in the loss of existing parking provision, with the four on-site parking spaces to be retained.

Further to this, MCC's Highways Services have confirmed that all proposed works would be contained within the application site boundary and would not encroach onto the adopted highway. Pedestrian access arrangements would remain unchanged and are considered acceptable. The general layout allows for pedestrian movement throughout the site, and it is noted that the existing bin storage and collection arrangements would remain unaffected by the development.

It is noted that a Construction Management Plan was recommended to be secured by condition by Highways, however, given the limited scale and minor nature of the proposal, such a requirement is not considered necessary and would be unreasonable in this instance.

Use – the proposed cabins are required to support the ongoing educational use of the site and would operate in connection with the existing school. The additional accommodation would assist in meeting the needs of current pupils requiring specialist educational provision, whilst also enabling the school to accommodate up to 8 additional pupils with special educational needs. As such, the proposal represents a slight intensification of the existing use rather than a material change of use of the site.

The existing school floorspace measures to approximately 134sqm, with the proposal providing an additional 62sqm, resulting in a total floorspace of approximately 196sqm. This increase in floorspace is proportionate and reflects the modest scale of the proposed cabins.

In terms of staffing, the school currently employs 8 full-time members of staff. The proposal would increase this to 11 full-time staff and 3 part-time staff, equating to approximately 12.5 full-time equivalent employees. This level of intensification is considered relatively limited and appropriate within the context of the existing use.

A condition has been recommended to restrict the use of the cabins to between 08:00 and 18:00, Monday to Friday. This will ensure that no early morning or late evening activity takes place in close proximity to neighbouring residential properties.

Overall, the proposal would support and enhance the existing educational use of the site in a proportionate manner, without resulting in a material or harmful intensification of the use.

Trees – the application site is located within the Whalley Range Conservation Area, and as such all trees within the site benefit from statutory protection.

Trees are present along the site boundaries; however, the proposed cabins are to be sited on existing hardstanding, with no excavation or ground disturbance proposed within the root protection areas (RPAs) of the retained trees. On this basis, MCC's Arboricultural Officer has raised no objection to the proposal. In addition, the proposed pruning works have been reviewed and are considered to constitute routine tree management. Accordingly, no objection is raised to these works.

Flood risk implications – the site lies within Flood Zone 2 and, accordingly, a Flood Risk Assessment (FRA) has been submitted in support of the application. The FRA recommends that the finished floor levels of the cabins are set above 30.70m AOD, or alternatively that flood resilience and resistance measures are incorporated to a height of 300mm above finished floor level. Subject to the implementation of these mitigation measures, the proposal is considered acceptable in terms of its flood risk impacts.

Whilst MCC's Flood Risk Management have recommended a condition requiring the submission of a surface water drainage layout, it is not considered necessary or reasonable in this instance. The proposal relates to a small-scale development which is unlikely to materially increase impermeable surfaces or give rise to significant surface water runoff issues. As such, it does not present a level of flood risk that would justify the imposition of further detailed drainage requirements.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, the Whalley Range conservation area, waste storage and parking, amongst other matters, as it broadly complies with saved policies DC18 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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:

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) Temporary Permission:

- a) The cabins hereby permitted shall be used solely for purposes ancillary to the educational use of the site and for no other purpose. The cabins shall be removed from the site, together with all associated infrastructure and paraphernalia, on or before 31 August 2029.
- b) No later than 31 May 2029, a scheme for the restoration of the land shall be submitted to the Local Planning Authority for approval in writing. The restoration scheme shall include details of the removal of all structures and materials and the reinstatement of the land to its former condition.
- c) The restoration of the site shall be carried out in accordance with the approved scheme within three months of:

- (i) the expiry of this permission; or
- (ii) the approval of the restoration scheme,

whichever is the later.

- d) Where the submitted scheme is not approved, a revised scheme shall be submitted within one month of the date of the Local Planning Authority's decision and this process shall continue until a scheme has been approved in writing.
- e) In the event that no restoration scheme has been approved by 31 August 2029, the cabins and all associated infrastructure and paraphernalia shall nevertheless be removed from the site by that date.

Reason – In the interests of visual and residential amenity and to protect the character and appearance of the conservation area and nearby designated assets, pursuant to saved policies DC18, DC19 and DC26 of the Unitary Development Plan, policies SP1, DM1, and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of Places for Everyone, and chapters 12 and 16 of the National Planning Policy Framework.

2) Specified Plans and Required Changes:

- a) The development hereby approved shall be carried out in accordance with the following documents and drawings:
 - 'PROPOSED CABIN ELEVATIONS', numbered 'F01/AR/04 Rev D', received by the City Council as Local Planning Authority on the 15 May 2026.
 - 'PROPOSED SITE PLAN CABINS REPOSITIONED', numbered 'F01/AR/03 Rev C', received by the City Council as Local Planning Authority on the 27 March 2026.
- b) The cabins shown numbered 1 and 2 on drawing F01/AR/01 (Existing Site Plan) shall be relocated to the positions shown on drawing F01/AR/03 Rev C (Proposed Site Plan), no later than 31 August 2026. The relocated cabins shall thereafter be retained only in accordance with the approved plans and for the duration of this temporary permission.

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) Noise Assessment and Mitigation:

The use of the cabins shall permanently cease in the event of any failure to meet any of the requirements set out in a) to f) below

- a) Within 3 months of the relocation of the cabins hereby approved, a post-installation noise assessment shall be undertaken during normal operation of the cabins. The assessment shall identify noise emissions arising from the use of the cabins and shall be submitted for approval in writing by the Local Planning Authority.
- b) If the approved noise assessment demonstrates that the use of the cabins gives rise to noise levels that are likely to adversely affect the amenity of nearby residential occupiers, a scheme of acoustic insulation and/or other noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority within 3 months of approval of the noise assessment

- c) Any mitigation measures approved pursuant to part (b) of this condition shall be fully implemented within 3 months of their approval and shall be retained for the duration of this temporary permission.
- d) Within 3 months of the implementation of any approved mitigation measures, a Verification Report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the approved mitigation measures have been installed and are operating as intended.
- e) Where the Verification Report demonstrates that the approved mitigation measures have not been installed in accordance with the approved details or have failed to achieve their intended purpose, a scheme of remedial measures shall be submitted to and approved in writing by the Local Planning Authority and implemented within a timescale to be agreed in writing by the Local Planning Authority.
- f) Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority.

Reason - To safeguard the residential amenity of neighbouring occupiers, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, and chapter 12 of the National Planning Policy Framework (2024).

4) Obscure Glazing:

The window in the western elevation of Cabin 3 shown on drawing F01/AR/04 Rev D, shall be obscurely glazed or treated with an obscure glazing film to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such for the duration of this temporary permission.

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

5) Hours of Use:

The cabins hereby approved shall only be used between the hours of 08:00 and 18:00 Monday to Friday and shall not be used at any time outside of these hours.

Reason – To safeguard the residential amenity of neighbouring occupiers by minimising noise and disturbance, in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.