

Application Number	Date of Appln	Committee Date	Ward
087214/OO/2008/N1	17th Nov 2008	12th Feb 2009	Cheetham Ward

Proposal OUTLINE APPLICATION for the erection of a part nine part six storey building comprising two floors of Class A1 retail space (460sqm) and residential accommodation comprising 30 x two bedroom apartments with parking for 30 cars.,

Location 20 Lord Street, Cheetham Hill, Manchester, M4 4FP

Applicant Mr G Miller , Hanley And Woods Ltd, 51 Berkshire Drive, Woolston, Warrington, WA1 4EY

Agent Mr Ben Battye, Harris Partnership Ltd, Dale House, 35 Dale Street, Manchester, M1 2HF

Description

This application relates to an "L shaped two storey brick built commercial building situated at the junction of Stock St/ Lord St in the lower Cheetham Hill Area. The area is characterised by old established commercial premises with factories and warehouses and creates the general character of the area.

However, this character is changing in the vicinity of the application site as the Green Quarter, a large scale mixed use development that includes over a thousand apartments which is currently at an advanced stage of construction, which is situated directly opposite the site on the south side of Lord Street. Whilst directly to the east on Lord Street/ Stock Street East there is a nine storey residential development with over a hundred apartments.

There are industrial/ commercial uses to the north and west of the site with St Chads Church a grade 2 listed building nearby.

The site is unusual with Stock Street having a steep slope dropping down from St Chad's Street to Lord Street, whilst Lord Street has a steep slope dropping down from Cheetham Hill Road to Redbank.

The application has been submitted in outline and the proposal involves demolition of existing buildings and erection of a part nine storey part six storey building to form 30 x two bedroom flats with parking on three levels and retail floorspace (460 sq m). The building has been designed with the nine storey element being situated on Stock Street at the higher end of the site and the six storey part at the lower level on Lord Street with the two elements joined together by a partly glazed central service core comprising stairs and lifts. It is proposed to provide sixteen parking spaces in the basement with a staff room and storage area for the retail use. The ground floor comprises 176 sq metres of retail floorspace along the Lord Street frontage with the entrance at the corner of Lord St and Stock Street. Ten resident parking spaces and a cycle store are to be provided on the ground floor with a separate pedestrian entrance to the residential part of the development on Stock Street. The first floor involves an additional retail floorspace of 284 sq metres access, four parking spaces together with the vehicular entrance to be controlled by

electronic gates providing access to the car lift to the lower floors and a courtyard. There will be six apartments on the second to fifth floors and two apartments on floors six to eight of the taller part of the building.

Outline planning permission for the erection of a nine storey building comprising 672 metres class A1 retail floorspace and 37 residential units with 36 car parking spaces was refused planning permission on 16 May 2007 under ref 081182/OO/2006/N1 on grounds that it would be contrary to policy CC10 and Collyhurst Local Plan, the elevational treatment did not successfully deal with the changes in levels and formed difficult access arrangements for disabled people and that it would not create a safe environment for users of the building. A subsequent appeal was lodged and dismissed in March 2008. The Inspector considered that the proposal would have an adverse impact on the character and appearance of the area and that it would not provide adequate levels of security for users of the proposed development. However, he concluded that the proposal would not have an adverse impact on the economic vitality of the area and that disabled people could access the development. Therefore, the principle of the use of the site for residential and retail floorspace was accepted by the Inspector on this site.

Consultations

Local Residents/Businesses No objections.

Engineering Services - to be reported

Head of Environmental Health - has recommended that conditions be attached to cover storage and disposal of refuse, deliveries and bin collections should not take place outside 7.30 am to 8.00pm Monday to Saturdays and no deliveries on Sundays / Bank Holidays, a scheme for acoustically insulating the development needs to be submitted, the opening hours of the retail premises should be restricted to 8.00am to 8.00pm Monday to Saturday and on Sundays 9.00am to 6.00pm.

Head of Regulatory Services Contaminated Land Section - has recommended that a Preliminary Risk Assessment report is submitted to evaluate all potential sources and impacts of any ground contamination, ground water contamination and or ground gas that are relevant to the site.

North Manchester Regeneration Team - the proposal is similar to an application that was refused last year and whilst the Inspector dismissed the appeal he accepted the principle of a mixed use residential development on the site and therefore there is no alternative than to accept the current proposal.

Greater Manchester Police - Have confirmed that they submitted a Crime Impact Statement in connection with this scheme following lengthy negotiations and find it an appropriate scheme.

Greater Manchester Ecology Unit - A bat survey was conducted in 2006 and at the time the report indicated that all but one of the buildings had very little roosting potential, however, the slated roof did have high potential. It is two years since this survey was undertaken and it is considered essential that there is some re-assessment of the building prior to demolition and a condition

requiring an up date survey is recommended. The proposal includes a flat roof and it is recommended that consideration be given to creating a green roof to encourage a nesting and feeding area for the Black Redstarts

Issues

Relevant Planning Policies

Planning Policy Statement Note No.1 (PPS1): Creating Sustainable Communities

PPS1 encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed-use developments that create linkages between different uses and create more vibrant places.

The principle of the development proposed is clearly in accordance with PPS1.

Planning Policy Guidance Note No.3 Housing

This guidance strongly encourages the re-use of previously developed vacant or under utilised land and buildings and lends support to new housing within urban areas at high densities that are in close proximity to existing services and facilities and public transport provision.

The proposal accords with this guidance in that it would create a dense residential development of 30 apartments, comprising 2 bedroom units as part of a mixed-use development on the fringe of the City Centre.

Planning Policy Statement Note 6 (PPS6): Town Centres and Retail Development

Government guidance on retail development seeks to promote new retail proposals within existing town centres and other retail centres identified in development plans, and to protect the vitality and viability of existing retail centres. This development is located to the north of the City Centre, but would only introduce a maximum of 460 sq.metres. of retail floor-space. This development would be ancillary to the principle use of the site. As such the scheme accords with government guidance in terms of location.

North West of England Regional Spatial Strategy for 2021

Policies DP1 Spatial Principles, DP2 Promote Sustainable Communities. DP3 Promote Sustainable Economic Development, DP4 Make the Best Use of Existing Resources and Infrastructure, DP5 Manage Travel Demand , Reduce the need to travel and increase accessibility.DP7 Promote Environmental Quality are all relevant .

MCR2 Regional Centre and Inner Area of Manchester of Manchester City Region.

Plans and strategies should ensure that the Regional Centre of the Manchester City Region continues to develop as the primary economic driver, providing the main focus for business, retail leisure, cultural and tourism development in the City Region. The expansion of the knowledge economy throughout the Regional Centre, and particularly related to the Universities and Central Manchester hospitals, will be a particular priority; proposals and schemes for residential development in the Regional Centre will be acceptable where they are part of mixed use employment schemes that comprise a good range of housing sizes, types, tenures and affordability and where they contribute to the vitality and viability of the Regional Centre.

In the inner areas:

residential developments should be focused in the inner areas adjacent to the Regional Centre in order to secure a significant increase in their population, to support major regeneration activity including the Manchester- Salford Housing Market Renewal Pathfinder, and to secure the improvement of community facilities and the creation of sustainable communities. The emphasis will be on providing a good range of quality housing in terms of size, type, tenure and affordability with a high quality environment and accessible local facilities and employment opportunities; plans and strategies should provide for employment within the Inner Areas in accordance with policies W2 and W3 and MCR1.

Collyhurst Local Plan

The site is located just within the East Strangeways Neighbourhood of the Collyhurst Local Plan which was adopted in December 2006 with Lord Street forming the boundary between this neighbourhood and the City Centre fringe neighbourhood. The Local Plan for this neighbourhood will seek to protect the area's employment function and there will be a presumption against encroachment of residential development in favour of employment-led development. The plan will seek to enhance and secure the area as an important employment generator through expansion of its economic base, capturing investment opportunities arising from its location as a gateway into the city centre. A strategy for expanding the economic base is being led through the Strangeways Local Plan, the boundary of which adjoins the Collyhurst Local Plan. The plan will seek to enhance the public realm in the area, particularly along Cheetham Hill Road, as an important arterial road into the city centre. It will promote the development of a new Irish World Heritage Centre as an important cultural and leisure facility. The plan will seek to enhance the junction of Queens Road and Cheetham Hill Road as an important gateway in the area. The plan will seek to improve services and the environment of the Fairholme Showmen's site.

Unitary Development Plan

Part 1 Policies

Policy E1 advises that major new development will be required to be located where it can be easily served by public transport; policy E3.3 advises that the Council will seek to upgrade the appearance of the City's major radial and orbital roads and rail routes and policy E3.5 states that the Council will promote measures, which will lead to a safer environment for all people living in and using the City.

Policy S2.1 advises that the Council recognises the importance of good quality local and convenience shopping facilities within easy reach of people's homes and will ensure that all parts of the City are well provided for and that facilities are accessible to everyone. New shops to meet local need will be encouraged. The proposed facilities within the proposed development would accord with this policy in that it would provide local shopping provision for the future occupiers of the proposed development and the needs of the growing population in this area.

Policy S2.4 advises that new shopping facilities should not significantly affect the amenities of nearby residential areas particularly through increased traffic congestion, noise and pollution from cars. This scheme would involve the re-development of a site for a mix of uses including an element of retail accessed from Lord Street. Given access would be from existing roads which currently serve the area, it is considered that the proposed development would not significantly affect the amenities of the future nearby residential communities.

Policy R1 states that the Council will pursue an area based regeneration strategy working with local communities, public sector and the private and voluntary sectors and Central Government in order to achieve a holistic approach to dealing with economic, social and environmental problems. The scheme accords with the objectives of policy R1.

Policy H1.2 states that the Council wishes to ensure that housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester. The proposal is in accordance with Policy H1.2 in that the scheme provides 2-bedroom accommodation that could be used by families.

Policy H2.7 advises that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment. They should not create areas of incidental open space outside the curtilage of dwellings unless there are proper and ensuring arrangements for its maintenance. The scheme is in accordance with Policy H2.7 in that the development is of a high standard of design.

Part 2 of the UDP

The site is not allocated within the UDP.

Policy CC1 In deciding its attitude to proposals within Cheetham and Crumpsall, the Council will have regard to the general policies in Part 1 of the Plan in order to:-

- a. improve housing of all types and avoid the need for future widescale clearance;

- b. provide infill and redevelopment sites for new housing;
- c. discourage over-development and over-intensive use of residential land and buildings and so avoid congestion and overcrowding in housing units and their surroundings;
- d. reduce the problems caused by vacant and derelict land and buildings by encouraging redevelopment, especially of smaller sites where shape and location would discourage proper maintenance for open space;
- e. concentrate the provision of public open space into suitable areas close to where people live;
- f. provide a network of green routes for pedestrians and cyclists between different parts of the area;
- g. create a safer environment and allow for a greater sense of personal safety for all sections of society, especially children and the elderly;
- h. encourage and promote the enterprise skills which exist especially in Strangeways and Cheetham, because of their contribution to the City's economic health;
- i. provide for improvements to public transport and reduce congestion in areas such as Strangeways and Cheetham district centre;
- j. ensure a balanced distribution and wide range of accessible shopping facilities to meet the needs of all sections of the community.

Policy CC10 The Council will encourage the continued high level of economic activity in Strangeways and lower Cheetham Hill Road areas, recognising particularly the needs of the wholesale trades which dominate these areas. The Council recognises the regional role played by this locality and will pursue policies designed to improve the efficiency of existing businesses (notably wholesale cash and carry and bulk distributive trades), by environmental improvements and better parking and servicing. Permission will be granted for the redevelopment of buildings or sites only where the proposals incorporate sufficient parking and servicing for their own needs, subject to a proper balance of other planning requirements contained in policies expressed elsewhere in the Plan.

Principle of Mixed Use Development on this site.

The UDP and Collyhurst Local Plan wishes to consolidate this part of the city for employment uses. However, the Planning Inspector's view with regard to the previous proposal comprising 37 apartments and 670 sq metres of retail floorspace for this site stated that "neither the UDP nor the Local Plan preclude residential use on this site or redevelopment for other employment uses. The proposal would lead to the loss of an existing employment use but would replace it with another of a similar size and therefore concluded that the proposal would not have an adverse impact on the economic vitality of the area and that it complies with policies CC1 and CC10 of the UDP." This decision is a material consideration in relation to the determination of this proposal and given the changing nature of Lord Street and the large number of apartments in the immediate vicinity it is considered that it would be difficult to resist this mixed use development that includes an element of retail floorspace which will create new employment and serve the growing needs of the area.

Proposed Design/ Massing/Layout of the scheme and context within the area.

It is considered that the principle of the construction of a building of this height in this location is acceptable. It is considered that the building be in keeping with the character and appearance of the street scene and surrounding area. There are already other large/tall buildings visible within the street scene and surrounding area and this building will be seen in this context. The building would be to back of pavement but the footway width around the building is considered to be acceptable. Discussions have taken place on the design of the building and the approach has made to make use of the differences in levels to create a building with two distinct visual elements and a good quality scheme has now been submitted for the site.

The finish and materials will be crucial as regards the creation of an acceptable scheme. It is noted that the current submission proposes a contemporary materials palette, and it is therefore recommended that a condition regarding materials is imposed upon a grant of Planning Approval to ensure the quality and durability of the materials.

Potential of overlooking of adjacent sites

There are apartments on the adjacent blocks that are separated by Stock Street East and Lord Street. The separation distance is between 10m and 15 across the streets which although quite close is typical of the tight urban fabric of the area.

Secure by Design

The applicants have worked closely with the Police to design out crime and all three entry points to the building are now from the same street. Cross-over from the retail to the residential has been reduced as far as possible. Visitor access will be controlled by a audio-visual system and entry onto individual floors will also be controlled.. Access to the car park will be electronically controlled from the highway and will incorporate an airlock system to the car lift and basement parking areas. It is recommended that the secure by design condition should be attached to any consent granted.

Parking. The level of parking provision is considered to be satisfactory. Provision for secure bicycle storage and motorcycle storage has been also been made. The site is close to the city centre and public transport facilities. Deliveries to the retail store would have to take place on street in front of the store from a loading bay. The Head of Engineering 's views on the traffic issues will be reported to Committee.

Landscaping/ Amenity space. Each apartment will have its own small external amenity area. There will be courtyard on the first floor that will have a bench and shrubs in planters. It is also proposed to form a green roof on the lower roof that will be available for use by residents.

Ecology.

It is recommended that a condition be attached for submission of a survey of the site to check that no protected species inhabit the site.

Sustainability

The applicant has considered the sustainability of the scheme as part of a pre-estimator for Eco Homes and the development will achieve a very good rating with an overall Eco score of 61 points.

Affordability

'Providing for Housing Choice' is the relevant City Council document in relation to the delivery of affordable housing. It is expected that 20 % of units should be affordable which in this case would be six apartments. Given the site location close to the city centre it is considered that these should be in the form of intermediate housing.

TV Reception

Due to the proposed height of the building it is recommended that a condition requiring television reception studies be carried out.

Access for Disabled People .

Access into the retail unit will be via the entrance at the corner of Lord Street and Stock Street. The threshold will be flush and the change in level between the interior and exterior will be accommodated by a gently graded ramp. Access to the first floor will be via a staircase and by means of a lift.

Residents and visitors will enter from Stock Street or directly from the car park. Due to the difference in levels an internal ramp will be provided to link the pedestrian entrance on Stock Street with the lifts and stairwell that are centrally located within the building. Four designated disabled parking bays are to be provided and will be available on the different parking levels. The interior spaces will comply with DDA requirements.

Noise

Policy DC26.1 DC26.2 DC26.4 and DC26.5 relate to assessment of the affects of noise on new developments, and controlling noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

A number of conditions have been suggested as regards this matter, which are recommended to be attached to any planning approval conditions in order that residential amenity is not harmfully compromised by noise and vibration. In particular conditions regarding servicing and opening hours, and the usage of the commercial units would result in control over noise, activity and disturbance, which would have the potential to disrupt residential amenity.

Section 106 Agreement

This application is Minded To Approve subject to a section 106 agreement to achieve 20% affordable flats (six in total) , in the form of intermediate housing.

Conclusion.

This site is located on the fringe of the city centre and is adjacent to newly built apartments blocks. It is a mixed use development including a retail element that should provide employment to compensate for the small number of jobs currently on the site. The principle of this type of mixed use development has been accepted by a Planning Inspector as it was considered that such a proposal would not adversely affect the economic vitality of the area. It is a well designed building that will be in keeping with the surrounding area.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation

MINDED TO APPROVE (subject to signing of a section106 Agreement) on the basis that the proposal accords with the development plan in particular policies H2.1 and H2.7 and H2.2 of the City Councils' Unitary Development Plan in that the development will be in keeping with the surrounding area and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

B0001 -100-101 Rev A
B0001 -100-102 Rev A
B0001 -100-103 Rev A
B0001 -100-104 Rev A
B0001 -100-110 Rev A

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H1.2 of the Manchester Unitary Development Plan.

4) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.7 of the Unitary Development Plan for the City of Manchester.

5) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment Desk Study) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination

and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal Scheme) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy. Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

8) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.

(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

9) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) The authorised car parking spaces shall only be used by residents of the scheme and shall not be made available, leased or otherwise commercially hired for the parking of any other vehicles.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied and in the interests of residential amenity pursuant to Policy H.2 and T2.6 of the Unitary Development Plan for the City of Manchester and Policy 6.9 of the Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance.

11) No part of the development hereby granted permission shall be commenced unless and until a survey of the site in a form and carried out by a person previously approved in writing by the local planning authority has been carried out and demonstrates to the local planning authority's written satisfaction that no protected species inhabit the site. Should the survey reveal the presence of any protected species, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences, and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.2, E2.3 and E2.4 of the adopted Manchester Unitary Development Plan.

12) No loading or unloading shall be carried out on the site outside the hours of 7.30 am to 8.00pm Monday to Saturday no deliveries on Sunday daily.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

13) The retail premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

8.00am to 8.00pm Mondays to Staurdays
9.00am to 6.00pm on Sundays/ Bank Hoildays

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H 2.2 of the City Council's Unitary Development Plan.

14) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interest of amenity pursuant to policy H2.2 of UDP.

15) Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development shall be submitted to and approved in

writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

16) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 087214/OO/2008/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Engineering Services
Environmental Health
Contaminated Land Section
Director Of Housing
Environment & Operations (Refuse & Sustainability)
Planning Strategy
North Manchester Regeneration Team
Greater Manchester Police
Greater Manchester Ecology Unit
Greater Manchester Police
North Manchester Regeneration Team
Engineering Services
20 Lord Street, Manchester, M4 4FP
K2 Pleating Co, Mehtab House, 4 Stocks Street, Manchester, M8 8QG
Impulse Design Ltd, Mehtab House, 4 Stocks Street, Manchester, M8 8QG
Elite Developments, Mirage House 25-27, St. Chads Street, Manchester, M8 8QA
St. Chads Presbytery, Stocks Street, Manchester, M8 8GG
St. Chads Rc Church, 7 St. Chads Street, Manchester, M8 8QA
510, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
214, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
210, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
414, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

314, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
306, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
307, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
803, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
201, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
502, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
107, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
103, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
501, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
407, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
106, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
9, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
802, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
114, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
608, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
607, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
310, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
505, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
211, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
406, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
410, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
112, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
513, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
301, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
701, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
412, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
101, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
403, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
604, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
111, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
708, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
411, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
611, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
311, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
205, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
807, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
1, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
610, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
212, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
409, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
801, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
5, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
413, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
601, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
703, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
606, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
511, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
309, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
113, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
806, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
506, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
8, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

203, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
706, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
702, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
213, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
14, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
402, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
512, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
15, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
603, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
405, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
202, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
507, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
805, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
508, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Contact Photographic Services Ltd, 43 Red Bank, Manchester, M4 4HF
Disabled Living, Redbank House, 4 St. Chads Street, Manchester, M8 8QA
3, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
408, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
804, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
10, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
108, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
705, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
602, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
605, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
11, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
504, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
105, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
509, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
503, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
206, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
207, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
404, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
204, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
707, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
303, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
808, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
304, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
102, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
313, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
302, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
704, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
7, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
305, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
208, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
12, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
104, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
109, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 5, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 11, 4a Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 8, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 6, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 10, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 10, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 11, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 7, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 4, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 3, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 8, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 10, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 11, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 5, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 6, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 5, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 2, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 7, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 10, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 10, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 2, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 7, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 4, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 3a Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 4, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 2, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 3, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 3, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 2, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 7, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 6, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 6, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 2, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 2b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 4, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 5, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 8, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 10, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 3, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 8, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 5, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 7, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 4, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 11, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
88 Cheetham Hill Road, Manchester, M4 4EX
90-92, Cheetham Hill Road, Manchester, M4 4EX
Apartment 4, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 4, 7a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 2, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 2a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 5, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 6, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 1a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, 4b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 7, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 1b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 3, 5a Melia House, 19 Lord Street, Manchester, M4 4AX
82 Cheetham Hill Road, Manchester, M4 4EX
84 Cheetham Hill Road, Manchester, M4 4EX
Top Gear Recruitment Ltd, 86 Cheetham Hill Road, Manchester, M4 4EX
Apartment 6, 3a Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 8, 6a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 8, 5b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 9, 3b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 8, 7b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 5, 6b Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 8, 3a Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 4, 4a Melia House, 19 Lord Street, Manchester, M4 4AX
110, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
308, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
401, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
2, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
609, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
312, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
209, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
6, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Representations were received from the following third parties:

Environmental Health
Contaminated Land Section
North Manchester Regeneration Team
Greater Manchester Police
Greater Manchester Ecology Unit
Sunil Sharma, 801 Lincoln Gate, 39 Red Bank, Manchester

Relevant Contact Officer : David Hughes
Telephone number : 0161 234 4636
Email : d.hughes3@manchester.gov.uk