

**MANCHESTER CITY COUNCIL
REPORT FOR RESOLUTION**

Committee	Planning and Highways – 19 January 2012
Subject	098024/FO/2011/S2 Installation of new storefront including automatic bi-parting entrance doors.
	097982/FO/2011/S2 Installation of external plant and equipment with timber screen on first floor roof
	098000/FO/2011/S2 Installation of Automated Telling Machine (ATM) with No. 6 bollards and dedicated CCTV and lighting
	097707/JO/2011/S2 Variation of Condition 6 attached to planning permission 051032/FO/South1/96 seeking change of opening hours from 08:00-21:00 Mondays to Saturdays and 10:00-17:00 Sundays and Bank Holidays to 07:30-23:00 seven days a week and variation of condition 12 to allow servicing and deliveries to the premises between 07:30 to 19:00
Location	Hogshead Public House, 653 Wilmslow Road, Didsbury, Manchester, M20 6QZ
Applicant	Tesco Stores Ltd, Cirrus House, Shire Park, Welwyn Garden City, Hertfordshire, AL7 1AB,
Agent	Miss Emma Warren, GL Hearn, 1 St James, Manchester, M2 6DN,
Report of	HEAD OF PLANNING

Purpose of report

To describe the above applications for planning permission, the issues involved and to put forward recommendations.

Recommendation

The Head of Planning recommends that the Committee:-

- 1) **APPROVE** planning application **098024/FO/2011/S2** for the installation of new shopfront including automatic bi-parting entrance doors for the reasons set out in this report.
- 2) **APPROVE** planning application **097982/FO/2011/S2** for the installation of external plant and equipment with timber screen on first floor roof for the reasons set out in this report.
- 3) **APPROVE** planning application **098000/FO/2011/S2** for the installation of Automated Telling Machine (ATM) with No. 6 bollards and dedicated CCTV and lighting for the reasons set out in this report.
- 4) **APPROVE** planning application **097707/JO/2011/S2** relating to variation of Condition 6 attached to planning permission 051032/FO/South1/96 seeking change of opening hours from 08:00-21:00 Mondays to Saturdays and 10:00-17:00 Sundays and Bank Holidays to 07:30-23:00 seven days a week and variation of condition 12 to allow servicing and deliveries to the premises between 07:30 to 19:00 for the reasons set out in this report.

Financial Consequences for the Revenue Budget

There are no financial consequences for the Revenue Budget.

Financial Consequences for the Capital Budget

There are no financial consequences for the Capital Budget.

Contact Officer(s)

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Background Documents

Planning applications: 098024/FO/2011/S2, 097982/FO/2011/S2, 098000/FO/2011/S2 and 097707/JO/2011/S2

Planning Policy Statements: PPS1 and PPS4

Unitary Development Plan for the City of Manchester (1995): H2.1, H2.2, E3.5, S1.2, S2.1, S2.4, S2.5, S2.6, DC14, DC18, DC19 and DC26

Guide to Development in Manchester SPD (2007)

Responses of:

11 Moorland Road, Didsbury Manchester, M20 6BB

6 Portland Court, Moorland Road, Didsbury, Manchester, M20 6BE

Environmental Health

Design for Security at Greater Manchester Police

Third Party Consultations:

Various properties adjacent to the application site. Full details can be obtained through Public Access.

Wards affected

Didsbury East Ward

Implications for:

Anti-poverty	Equal Opportunities	Environment	Employment
None	None	Yes	None

Description

The application site is the former Hogshead Public House, which is currently vacant, and is situated fronting onto Wilmslow Road at the northern end of Didsbury District Centre and opposite the Blackburn Park Conservation Area as identified on the Proposals Map contained within the Unitary Development Plan for the City of Manchester (1995). The District Centre contains a wide range of shops, professional services, restaurants and bars including many national chains such as Marks and Spencer's, Boots, Aldi, high street banks and independent retailers.

The premises is situated within a small parade of four units which were built in the late 1990s under planning permission 051032/FO/SOUTH1/96. The building is two storey in height and at the first floor there is a glazed veranda extending along the length of the building. The units consists of Gourmet Burger, The Sanctuary, the vacant Hogshead premises and Café Rouge. The ground floor units contain large glazing panels along with entrance doorways plus outside seating areas onto the private forecourt area. There is a disabled parking bay directly in front of the vacant Hogshead adjacent to the Grade II Listed Clock Tower.

At the rear of the building (east) are a number of double doors which provide servicing for each premises. This area also provides access to the shared bin storage area. The rear elevation also contains a number of external plant and equipment. The rear of the building is also used a 'pay and display' car park which provides convenient parking for this development.

Beyond the car park are the rear gardens of residential flats and properties along Moorland Road. To the north of the site is the Slug and Lettuce Public House. To the west of the site are the shops and premises on the opposite side of Wilmslow Road followed by Norgate Street which is a small residential street of terrace

residential properties. To the south of the site is O'Neil's Public House, a office building and the rear gardens of a row of terrace properties along Warburton Street.

The vacant Hogshead is to be turned into a Tesco Express Store. This is not subject to any change of use planning application as there is a permitted change within the Use Classes Order which permits changes between use class A4 and A1. However, the applicants are seeking a number of planning permission for elevational alterations including provision of an ATM and associated shop front, external plant and alterations to the currently permitted opening and serving hours to facilitate the premises operation as a Tesco Express.

Consultations

Local residents/public opinion

One letter of objection have been received in respect of the variation of opening and servicing hours planning applications. The comments can be summarised as follows:

- There is concern about the store operating from 07:00 as this will cause earlier usage of the car parking area to the rear. This will cause a noise nuisance for nearby residential accommodation.

A further representation has also been received from a local resident in respect of the planning application for the external plant. The comments can be summarised as follows:

- There should be assurance that the external plant does not cause an noise nuisance;
- There has been noise nuisance from Café Uno from the external plant equipment in the past;
- This is a residential area and Tesco should be reminded that noise from deliveries should be kept to a minimum and rubbish collection does not take place until after 07:30.

Highway Services

The bollards are to be installed in a section of unadopted highway immediately in front of the building frontage. The earthwork necessary to construct the bollard foundations must not cross over the adopted highway boundary.

The applicant will be responsible for the maintenance of the bollards.

A disabled persons parking bay is located directly in front of the store on Wilmslow Road, with limited waiting Monday to Saturday 07:00 to 19:00 bay adjacent to the disabled parking bay.

Environmental Health

No objection to the proposed alteration to the opening hours and servicing.

Design for Security at Greater Manchester Police

No objection to the installation of the external plant equipment under planning application 097982 and no objection to the proposed alteration to the opening hours under planning application 097707.

Issues

Unitary Development Plan for the City of Manchester (1995)

Policy H2.1 states that the Council will encourage environmental improvements to make residential areas safer and more attractive.

In giving effect to this, policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. Matters which the Council will consider when determining such applications are the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Furthermore, measures will be promoted which will lead to a safer environment for all people living in and using the City (Policy E3.5).

Policy S1.2 states that the Council, in partnership with the private sector, will encourage where appropriate the improvement and redevelopment of existing District Centres in order to ensure that they remain the focus for both shopping and a full range of community facilities. Didsbury is named as one of these centres.

Policy S2.1 states that the Council recognises the importance of good quality local and convenient shopping facilities within easy reach of people's homes and will seek to ensure that all parts of the City are well provided for. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements.

Policy S2.4 states that new shopping facilities should not significantly affect the amenities of nearby residential areas particularly through increased traffic congestions, noise and pollution from cars.

Policy S2.5 states that the Council will seek to ensure that shopping facilities are of a high standard of design with adequate parking provision and provide a safe and attractive environment for all shoppers.

Policy S2.6 states that the Council will ensure that all major shopping developments provide a wide range of facilities and benefits for the comfort and convenience of shoppers including access for disabled people.

Policy DB1 states that the Council will seek to:

- a) ensure that the area remains an attractive location in which to live and work;
- b) protect and nurture the role of Didsbury village as a local shopping centre;
- c) retain the primarily residential character of the area;

d) improve the quality of the local environment.

Policy DC14 states that in determining applications relating to shop fronts, the Council will seek to ensure that the proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate and of the area within which the premises are located. Shop fronts should allow full access for people whose mobility is impaired.

Policy DC18 states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the areas. This will include the protection of views into and out of Conservation Areas.

Policy DC19 states that in determining planning application for developments that will have an impact on buildings of historic interest, the Council will have regard to protecting their general setting. In particular, the Council will seek to preserve or enhance the setting of Listed Buildings by appropriate control over the design of development in their vicinity and control over the use of adjacent land.

Policy DC26.1 (Development & Noise) states that 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 the effect of new development proposals which are likely to be generators of noise.

Policy DC26.3 states that development likely to result in unacceptably high levels of noise will not be permitted in residential, near schools, hospitals, nursing homes and similar institutions and near open land used frequently for recreational purposes.

Other relevant guidelines

PPS1 '*Delivering Sustainable Development*' sets the overarching planning policies on the delivery of sustainable development through the planning system. There are four aims identified in the statement to deliver sustainable development which should be a priority for the planning process:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

PPS4 '*Planning for Sustainable Economic Growth*' outlines the Government's objectives in respect of creating prosperous communities in relation to economic development projects. In respect of retail development, new economic growth and development of main Town Centre uses should be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

Paragraph 11.25 states that whether they play a district or local function, centres should accommodate a range of facilities and services, not simply shops and hot food premises.

Paragraph 11.27 states that “development proposals will need to help enhance the character and quality of the centres by well designed shop fronts, signage and security, by providing up-to-date refuse and waste minimisation facilities, and by contributing to the upgrading of the public realm”

Furthermore, the provision of on-site car parking will not be an automatic requirement.

Design for Access 2

DFA2 seeks to ensure that new developments are designed to ensure that they are accessible to all residents and visitors to the City.

Principle

The application site is the former Hogshead Public House which became vacant last year. The premises is situated within Didsbury District Centre as allocated on the Proposal Map contained within the Unitary Development Plan for the City of Manchester.

The vacant public house is to be used as a Tesco Express Store (Use Class A1). A planning application for the change of use from a public house (Use Class A4) to the A1 shop is not required as there is a permitted change between Use Class A4 to A1 without the need for planning permission.

However, in order to facilitate the permitted change of use, the applicant needs to undertake a number of ancillary alterations to the premises (i.e. new shop front and ATM), the operating and servicing hours and the introduction of plant.

It is considered that the principle of these alterations are acceptable as they will facilitate the introduction of a new food retailer into the District Centre which will assist in ensuring that Didsbury remains a prosperous destination for shoppers as well as proving convenient facilities for local residents as required by policies S1.2, S2.1 and S2.6 of the UDP.

Matters which require consideration are whether the various elements under the four planning applications are acceptable and will not result in any undue harm to visual or residential amenity.

Opening/servicing hours

Opening hours – residential amenity

The original planning for the premises (051032/FO/SOUTH1/96), approved in 1996, saw the following opening hours condition imposed on the permission for uses within A1 ('retail shop') and A2 ('financial and professional Services') :

Monday to Saturdays 08:00 to 21:00
Sundays and Bank Holidays 10:00 to 17:00
(condition 6)

The applicants are seeking to vary this planning condition as they believe the operating hours are too restrictive for the Tesco Express operations. The applicants are seeking the following opening hours:

Monday to Sundays 07:30 to 23:00

The applicant had originally applied to commence the store opening from 07:00. However, it was considered that this was too early, particularly as the stores opening hours would have commenced before servicing at 07:30 (see below section regarding servicing).

The opening hours are considered to be sensible and will complement the District Centre location. Whilst it is noted that there are residential properties in close proximity to the site i.e. those at Norgate Street (which is directly opposite the site) and the flats and residential properties along Moorland Road (which sit behind the application site), they are sufficiently far away from the premises to not suffer any detrimental impact on their amenity pursuant to the requirements of policies H2.2 and S2.4 of the UDP.

In addition, the opening hours will only see the unit operate half an hour earlier in the morning and two hours later in the evening than the permitted hours approved in 1996.

The 07:30 start is more reflective of the needs of patrons who will frequent the shop as part of the start of the working day and offer convenience shopping later in the day and evening for those who cannot shop during the day.

It should be noted that the store will close earlier than the Hogshead previously did as they obtained operating hours in 2006 to open the public house as follows:

Sunday to Thursday 10:00 to 23:30
Friday and Saturdays 10:00 to 01:30
(planning permission 078305/JO/2006/S2)

A convenience store such as a Tesco is likely to generate less noise and disturbance than a drinking establishment as the use is more 'low key' and will not create acute levels of noise for music and loud voices, particularly in the early hours of the morning. Furthermore, the main 'comings and goings' will be focused at the front of the store along with the other activities of the other premises and shops within the District Centre.

In addition, the store will close earlier than the drinking establishment i.e. half an hour earlier during the week and 2 and half hours earlier at weekends.

It is therefore recommended that condition 6 is varied to allow operating hours of 07:30 to 23:00 seven days a week.

A local objector has raised concern that the development may result in increase usage of the car parking area to the rear. This may be the case but it is not considered that it will be that intensive to cause a detrimental impact to amenity.

Servicing Hours – residential amenity

The applicant also wishes to alter the servicing hours for the Tesco Express Store to reflect the need to bring fresh produce to the store in the morning.

The servicing hours approved in 1997 were as follows:

Monday to Friday 08:00 to 18:00
Saturdays 09:00 to 12:00 (midday)

Later that year, the planning condition relating to servicing was amended, under application reference 052900/JO/SOUTH1/97, to read as follows:

Servicing and deliveries to the proposed units A,B,C and D shall be confined to the following hours:

Monday to Friday 08:00 to 18:00
Saturdays 09:00 to 12 midday

Servicing and deliveries to the proposed Unit E shall be confined to the following hours:

Monday to Friday 08:00 to 11.00
Saturdays 09:00 to 11:00

It is considered that the operating hours of the unit (Monday to Friday 08:00 to 18:00 Saturdays 09:00 to 12 midday) are too restrictive. The applicant therefore wishes to have the servicing hours amended as follows:

Monday to Saturday 07:30 to 19:00
No deliveries on Sundays

The application premises, and the other units within this section of the parade, are all serviced at the rear within the car parking area. Allowing the unit to be serviced from 07:30 will coincide with the opening hours of the store, which will allow fresh stock to be replenished as the store opens. There are residential properties to the rear of the car park which are approximately 40 metres (from rear wall to rear wall) from the servicing area.

The commencement of the servicing hours at 07:30 will coincide with the time most residents will awake for the working day. However, it is accepted that there may be some additional movements at the rear of the premises earlier in the morning (as deliveries will arrive earlier than they may have done for the public house) but this will only be half an hour earlier than the current permitted hours Monday to Friday and an hour and a half earlier on Saturdays. There will remain no operations on Sundays. As such, it is not considered that the alterations in the servicing hours will compromise residential amenity pursuant to policies H2.2, S2.4 and DC26 of the UDP.

Furthermore, it is not considered that there will be any movements associated with servicing cages being moved over the area as servicing should take place directly into the storage area of the store. However, as stated within policy DC26 of the UDP, it is recommended that a planning condition should be imposed which prevents the revving of engines, reversing warning lights or radios on within the lorries whilst the servicing vehicles are within the car park/servicing area.

The Head of Environmental Health has raised no objection to the alteration to the servicing hours. As such, it is recommended that the condition should be amended for the application premises only with the conditions for the other units being retained as approved under planning reference number 052900.

New shop front

Siting

The new shop front will replace the entire existing façade of the vacant Hogshead Public House. It is considered that the position of the replacement shop front is acceptable.

Appearance

The existing frontage consists of three sections marked by four pillars. The new shop front will be organised around these pillars creating three distinct sections of the shop front. On the left hand side there will be a single pane of glass and a single door plus a large glazed window for display purposes. The central section will contain the bi-parting doors with two single panes of glass either side. The right hand section will contain a large display window plus the ATM and security door.

The shop front will be made of an aluminium frame. The applicant has not indicated the colour of the frame but gives an example of a similar Tesco shop front which is grey. The final colour of the shop front can be dealt with by means of planning condition.

The shop front contains a large percentage of glazing which will mean that pedestrians will have a view of the activities within the shop from the street which is welcomed.

The shop front reflects the commercial nature of the District Centre and the resulting design and appearance complements the other shop units within the street scene

and provides a simplistic but well designed finished, as required by policy S2.5 of the UDP.

Security

The applicant has indicated that roller shutters will be incorporated into the scheme and these will be positioned internally to the shop front. This is welcomed as it removes the need for a bulky housing box to the shop front and improves the overall security of the premises. It should be a condition of the planning approval that the shutters are positioned internally to the shop front and that they are of a perforated nature thus satisfying policies E3.5 and DC14 of the UDP.

The shop front should also be designed to satisfy Secured by Design principles and this should be a condition of the planning approval.

Disabled access

Design for Access 2 requires that external doors to premises should have a minimum clearance of 1 metre. The bi-parting doors, when open, have a clearance of 2 metres. This is welcomed as it will ensure easy access to wheelchair users and those in a mobility scooter and satisfies the requirements of policy S2.6 of the UDP.

Impact on the Conservation Area/ Listed Clock Tower

The application site sits opposite the Blackburn Park Conservation Area and in front of the Grade II Listed Clock Tower. It is not considered that the new shop front will compromise the setting of the Listed Building or Conservation Area as it will have a neutral effect given that there is already a shop front in the premises. The proposal will therefore preserve the appearance of the surrounding area pursuant to policy DC18 and DC19 of the UDP.

ATM including associated bollards and lighting

Siting

The ATM will be sited to the far left hand side of the new shop front adjacent to Café Rouge. It is considered that the ATM will be in a prominent position within the shop front but sufficiently far away from the bi-parting doors to prevent the ATM user conflicting with those entering the shop.

A steel security door will be installed to the east of the ATM. The purpose of this security door is so replenishment can take place outside of the shop unit to increase the security of staff within the shop.

Bollards will be installed in front of the new shop front and ATM for anti-ram raid purposes. Four bollards will sit in front of the bi-parting doors with a further two bollards installed in front of the ATM. There is precedent for bollards within the District Centre with a line of bollards demarcating the outside seating area of the 'Slug and Lettuce'.

The applicant had originally positioned the bollards 1.32 metres from the shop front. This was not considered sufficient to allow for patrons in a wheel chair or mobility scooter to manoeuvre around the bollards to access the front of the shop and ATM. The applicant was asked to amend the position of the bollards so that there was a 1.8 metre gap from the bollards and the shop front and that these lined up with the planters for the adjacent outside seating areas. The proposal will ensure that the development is accessible for disabled residents pursuant to policy S2.6 of the UDP.

Scale

The bollards will project 1 metre above the ground level. It is not considered that the scale of the bollards are excessive, due to their slender appearance, and will be similar in height to the banner signs and planters on the adjacent outside seating areas.

Appearance

The ATM will be typical in its appearance with grey metal machines set against the blue branding colours of Tesco.

The bollards will be stainless steel which will provide for a simplistic appearance when set against the new shop front.

Security

In addition to the bollards, the ATM will have a CCTV camera and lighting system positioned above the ATM to provide the user with security. It is not considered that the camera or light will have a detrimental impact on the visual amenity of the surrounding area and will ensure that the development is safe and secure as required by policy E3.5 of the UDP.

Disabled access

The ATM and bollards are acceptable in respect of disabled access. The ATM's key pad is 1 metre from ground level which will ensure that the key pad is at an acceptable level for those in a wheel chair or mobility scooter.

The re-positioned of the bollards will also create a sufficiently large gap between the shop front and the bollards for those in a wheelchair or mobility scooter to manoeuvre around.

Impact on the Conservation Area/ Listed Clock Tower

The ATM and the bollards, CCTV and lighting are not considered to have a negative impact on the Conservation Area and Listed Building. There will be an overall reduction external clutter (from the outside seating area of the Hogshead) and external lighting which will reduce glare onto the Conservation Area and help preserve the setting of the heritage asset.

The installation of the ATM will have a neutral impact on the Conservation Area and Listed Building.

The installation of the bollards will add to the street furniture but not to the same extent as the outside seating areas of the adjacent premises (and the former Hogshead). In addition, the bollards have a simplistic and slender appearance in stainless steel which will preserve the appearance of the area as required by policy DC18 and DC19 of the UDP.

External plant

Siting

In order to facilitate the operations of the vacant Hogshead as a retail shop, external plant in the form of air conditioning units and condensers is required to keep food chilled and regulate the temperature in the store.

At the rear of the building there is a flat roof section which sits below the overall height of the building. The applicant intends to install the plant on this section of the roof to serve the unit. This will consist of one external condenser and three air conditioning units. The air conditioning units are required to be operated on a 24 hour basis.

At the rear of the building is a car park which serves this complex of buildings and the wider District Centre. Beyond the car park is a boundary fence which separate the car park from the residential flats and houses along Moorland Road and at Portland Court. The distance from the back of the building to the boundary fence is approximately 30 metres plus a further 10.3 metres to the rear wall of the Moorland Road flats.

It is considered that by siting the external equipment on the roof this will reduce the need to have the plant at ground level in the car park or on the rear elevation of the building thus reducing its visual impact. There will, however, be a view of the equipment and potential noise implications. The applicant intends to mitigate against this by the introduction of a 1.8 metre timber fence screen. This will be sited along the edge of the wall of the roof. It is considered that this is appropriate in terms of its siting to reduce the visual impact of the equipment, particularly from the residential properties which are located beyond the car park.

Appearance

The condenser and air conditioning units will measure 1.4 metres and no greater than 0.9 metres respectively. They will have a grey painted appearance which is standard finish for products of this nature.

A 1.8 metre high timber fence will be installed along the front edge of the plant area to provide a screen. It is considered that this is acceptable form of treatment which will minimise the views of the plant area from the car park and residential properties.

Noise/ Residential amenity

The applicant has indicated that the condenser will be operational during store opening times with the air conditioning units needing to be operational 24 hours.

The application site is some 40 metres away from the nearest residential properties. As such, there should be not be any unacceptable harm from the operation of the plant. In addition, given the premises is located within the District Centre, there are higher ambient noise levels than in predominantly residential areas.

That said, it is recommended that a condition of the planning approval is that further noise data be submitted to assess to predicted noise levels from the plant at the nearest noise sensitive location to ensure that this is acceptable. If not, the condition will require that appropriate mitigation measures are put in place to secure a reduction from any noise emanating from the plant.

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 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 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 _____ of the application 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.

Conclusion

Recommendation application 097707/JO/2011/S2

Approve on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. Matters which the Council will consider when determining such applications are the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Furthermore, measures will be promoted which will lead to a safer environment for all people living in and using the City (Policy E3.5).

Policy S1.2 states that the Council, in partnership with the private sector, will encourage where appropriate the improvement and redevelopment of existing District Centres in order to ensure that they remain the focus for both shopping and a full range of community facilities. Didsbury is named as one of these centres.

Policy S2.1 states that the Council recognises the importance of good quality local and convenient shopping facilities within easy reach of people's homes and will seek to ensure that all parts of the City are well provided for. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements.

Policy S2.4 states that new shopping facilities should not significantly affect the amenities of nearby residential areas particularly through increased traffic congestions, noise and pollution from cars.

Policy S2.5 states that the Council will seek to ensure that shopping facilities are of a high standard of design with adequate parking provision and provide a safe and attractive environment for all shoppers.

Policy S2.6 states that the Council will ensure that all major shopping developments provide a wide range of facilities and benefits for the comfort and convenience of shoppers including access for disabled people.

Policy DB1 states that the Council will seek to:

- e) ensure that the area remains an attractive location in which to live and work;
- f) protect and nurture the role of Didsbury village as a local shopping centre;
- g) retain the primarily residential character of the area;
- h) improve the quality of the local environment.

Policy DC14 states that in determining applications relating to shop fronts, the Council will seek to ensure that the proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate and of the area within which the premises are located. Shop fronts should allow full access for people whose mobility is impaired.

Policy DC26.1 (Development & Noise) states that 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 the effect of new development proposals which are likely to be generators of noise.

Policy DC26.3 states that development likely to result in unacceptably high levels of noise will not be permitted in residential, near schools, hospitals, nursing homes and similar institutions and near open land used frequently for recreational purposes.

Conditions and/or Reasons:

- 1) The premises ('653A Wilmslow Road') shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

Monday to Sundays 07:30 to 23:00

For premises any other Class A1 and Class A2 premises (permitted under planning permission 051032/FO/SOUTH1/96) no work or other activity shall take place outside of the following hours:

Mondays to Saturdays 08:00 to 21:00

Sundays and Bank Holidays 10:00 to 17:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

- 2) Deliveries, servicing and collections, including waste collection shall not take place at the premises (653A Wilmslow Road) outside of the following hours

Monday to Saturday 07:30 to 19:00

No deliveries/waste collections on Sundays/Bank Holidays

For the other premises (permitted under planning permission 051032/FO/SOUTH1/96), No servicing of, deliveries to, nor collections from units A,B and C identified on drawing number 9509/P02G (approved under planning permissions 051032 and 052900) shall take place outside the following hours:

Monday to Fridays 08:00 to 18:00

Saturdays 09:00 to 12 midday

During servicing hours, there shall be no reversing warning sounds, radios or revving of engines within the servicing area/car park.

No servicing of, deliveries to, nor collections from Unit E identified on drawing number 9509/P02G (approved under planning permissions 051032 and 052900) shall take place outside the following hours:

Monday to Fridays 08:00 to 11:00

Saturdays 09:00 to 11:00

Reason – In order to safeguard the amenities of the occupiers of nearby residential accommodation, particularly on Moorland Road, pursuant to policies H2.2, S2.4 and DC26 of the Unitary Development Plan for the City of Manchester (1995).

3) No refuse, glasses, nor glass bottles, shall be disposed of in outside receptacles between the hours of 21:00 and 08:00.

Reason- To protect the current levels of residential amenity enjoyed by local residents, particularly those on Moorland Road and Warburton Street, pursuant of policies H2.2, S2.4 and DC26 of the Unitary Development Plan for the City of Manchester (1995).

Recommendation application number 098024/FO/2011/S2

Approve on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

Policy H2.1 states that the Council will encourage environmental improvements to make residential areas safer and more attractive. The re-use of the void unit will increase the vitality of this local parade and provide local amenities for residents and the new shop front will improve the visual amenity of the District Centre.

Policy E3.5 seeks to promote measures which will lead to a safer environment for all people living in and using the City. It is not considered that that the proposal will compromise safety in the area particularly as the shop front will meet modern standards and will have security shutter placed behind the glazing.

Policy S2.5 states that the Council will seek to ensure that shopping facilities are of a high standard of design and provide a safe and attractive environment for all shoppers. The new shop front will have a simplistic appearance which will ensure that it complements the visual amenity of the street scene and is accessible to all shoppers.

Policy S2.6 states that the Council will ensure that all major shopping developments provide a wide range of facilities and benefits for the comfort and convenience of shoppers including access for disabled people. The shop front complies with the guidance within DFA2.

Policy DB1 states that the Council will seek to ensure that Didsbury Village remains attractive and protect and nurture the role of the village as a local shopping centre. The proposal will ensure a vacant unit is brought back into use and will provide good quality local convenience products for the area.

Policy DC14 states that in determining applications relating to shop fronts, the Council will seek to ensure that the proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate and of the area within which the premises are located. Shop fronts should allow full access for people whose mobility is impaired. The shop complements the commercial character of the District Centre and complies with the City Council disabled access standards.

Policy DC18 states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the areas. This will include the protection of views into and out of Conservation Areas. The shop front will be of a simplistic appearance and will therefore have a neutral impact on the Conservation Area.

Policy DC19 states that in determining planning application for developments that will have an impact on buildings of historic interest, the Council will have regard to protecting their general setting. The shop front will be of a simplistic appearance and will therefore have a neutral impact on the Grade II Listed Clock Tower.

Conditions and/or Reasons:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings (P) 103-1 and (P)203-1 stamped as received by the City Council, as Local Planning Authority, on the 2 December 2011.

Planning Statement stamped as received by the City Council, as Local Planning Authority, on the 2 December 2011.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy S2.5; of the Manchester Unitary Development Plan.

- 3) No development that is hereby approved shall commence unless and until samples and specifications (including colour) of the shop front for the development has 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 S2.5; of the Unitary Development Plan for the City of Manchester.

- 4) Prior to the installation of the new shop front hereby approved, details of any roller shutters (to be fitted internally to the shop front) shall be submitted to and approved in writing by the City Council. The approved scheme shall then be implemented prior to the first use of the shop front and remain in situ for as long as the development remains in use.

Reason - To ensure that the visual appearance of the shop front is acceptable, pursuant to policy S2.5 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

- 5) No development shall commence until details of Secured by Design principles, to be incorporated into the development, 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 that these Secured by Design principles have been formally incorporated into the development.

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".

Recommendation application number 098000/FO/2011/S2

Approve on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

Policy E3.5 seeks to promote measures which will lead to a safer environment for all people living in and using the City. It is not considered that the proposal will compromise safety in the area particularly due to the security bollards, lighting and CCTV camera.

Policy S2.5 states that the Council will seek to ensure that shopping facilities are of a high standard of design and provide a safe and attractive environment for all shoppers. The design of the development seeks to incorporate measures to ensure those using the upgrade shop, including ATM, are safe and secure. Such measures include bollards, CCTV and lighting.

Policy S2.6 states that the Council will ensure that all major shopping developments provide a wide range of facilities and benefits for the comfort and convenience of shoppers including access for disabled people. The shop frontage has been designed to ensure easy manoeuvring for disabled shoppers.

Policy DB1 states that the Council will seek to ensure that Didsbury Village remains attractive and protect and nurture the role of the village as a local shopping centre. The proposal will ensure a vacant unit is brought back into use and will provide good quality local convenience products for the area. The changes to the shop front will provide an ATM which will provide shoppers with access to money in this section of the Village.

Policy DC14 states that in determining applications relating to shop fronts, the Council will seek to ensure that the proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate and of the area within which the premises are located. Shop fronts should allow full access for people whose mobility is impaired. The changes to the shop front are appropriate and will upgrade the appearance of the unit.

Policy DC18 states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the areas. This will include the protection of views into and out of Conservation Areas. The ATM and bollards will be of a simplistic appearance and will therefore have a neutral impact on the Conservation Area.

Policy DC19 states that in determining planning application for developments that will have an impact on buildings of historic interest, the Council will have regard to protecting their general setting. The ATM and bollards will be of a simplistic appearance and will therefore have a neutral impact on the Grade II Listed Clock Tower.

Conditions and/or Reasons:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawing (P)203-2 stamped as received by the City Council, as Local Planning Authority, on the 1 December 2011.

Drawing (P)103-2 Rev A stamped as received by the City Council, as Local Planning Authority, on the 4 January 2012.

Supporting Information

Autopa Ltd stainless steel bollard, planning statement and Ganz ZC-D4000 Seriex CCTV camera specification stamped as received by the City Council, as Local Planning Authority, on the 1 December 2011.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy S2.5; of the Manchester Unitary Development Plan.

- 3) The bollard and CCTV camera, as indicated on drawings (P)103-2 and (P)203-2 and supporting information Autopa Ltd stainless steel bollard, planning statement and Ganz ZC-D4000 Seriex CCTV camera specification

stamped as received by the City Council, as Local Planning Authority, on the 1 December 2011, must be installed prior to the first use of the ATM and thereafter retained and maintained.

Reason – To ensure appropriate security measures as put in place for the Automated Telling Machine pursuant to policy E3.5 and S2.6 of the Unitary Development Plan for the City of Manchester (1995).

Recommendation application number 097982/FO/2011/S2

Approve on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. Matters which the Council will consider when determining such applications are the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution. There is sufficient distance between the propose equipment and the surrounding residential properties to not cause any unnecessary harm. Furthermore, appropriate mitigation can be put in place to control any noise.

Policy S2.4 states that new shopping facilities should not significantly affect the amenities of nearby residential areas. The equipment is sufficiently far away from residential properties to not cause an unnecessary harm and will include appropriate mitigation.

Policy DC26 states that 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 the effect of new development proposals which are likely to be generators of noise. Whilst the equipment will generate a degree of noise from its operation planning conditions will be used to control the noise levels from the equipment and put in place appropriate mitigation where necessary.

Conditions and/or Reasons:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings (P) 203-3 and (P) 103-3 stamped as received by the City Council, as Local Planning Authority, on the 1 December 2011.

Planning statement, internal pack & condenser units and air conditioning units specification stamped as received by the City Council, as Local Planning Authority, on the 1 December 2011.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy S2.5; of the Manchester Unitary Development Plan.

- 3) Prior to the first use of the external plant equipment hereby approved, a scheme shall be submitted and approved in writing by the City Council, as Local Planning Authority, for acoustically insulating the external plant equipment in order to secure a reduction in the noise emanating from the equipment. The approved scheme shall then be implemented prior to the first use of the equipment and thereafter retained and maintained for as long as the development remains in use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

- 4) Prior to the first use of the external plant equipment hereby approved, the timber fence (as shown on drawing (P)203-3 stamped as received by the City Council, as Local Planning Authority, on the 1 December 2011) shall be installed and thereafter retained and maintained.

Reason – To safeguard the visual and residential amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

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: 098024/FO/2011/S2 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 all held by the Planning Division.

Equal Opportunities

There are no equal opportunities implications rising from this report.

Environmental Improvements

The developments the subject of this report impact upon the local environment and consequently the amenity of residents in the immediate area.

Employment Implications

There are no employments implications arising out of this report.

HEAD OF PLANNING