

Application Number	Date of Appln	Committee Date	Ward
109050/FO/2015/S2	12 th Jun 2015	2 nd Jun 2016	Didsbury West

Proposal Change of use of former police station to drinking establishment (Class A4), including erection of 2 storey rear extension, following part demolition of rear single-storey and two-storey out-ridgers and associated outbuildings, and alterations to front elevations including additional glazed canopy.

Location Didsbury Police Station, 742 Wilmslow Rd, Didsbury, Manchester, M20 2DW

Applicant c/o agent

Agent Mr Ian Scullion, Fasciato Architects, 17 Stoney Lane, Wilmslow, SK9 6LG,

Description

This application relates to the vacant 2 storey police station located at 742 Wilmslow Road in the centre of the Didsbury District Centre. The front elevation of the former police station is shown below:



To the north of the property stands a three storey high commercial property (retail on the ground floor with offices above) while to the south there is a two storey property which consists of ground floor retail with living accommodation above. To the west of the application site there is an alleyway and beyond that the terraced dwellings of Davenfield Grove. To the east of the property, on the opposite side of Wilmslow Road there are further commercial properties and the Wilmslow Road/Albert Hill Street junction.

The applicant is proposing to:

- change the use of the former police station to a drinking establishment (Class A4),

- erect a 2 storey rear extension, following part demolition of rear single-storey and two-storey out-riggers and associated outbuildings,
- undertake alterations to the front elevation including replacement of the brick work on either side of the two storey bay with glazing and installation of glazed canopy over the front forecourt area.

The building is not listed but is considered to be a non-designated heritage asset, i.e. a building identified as having a degree of significance meriting consideration in planning decisions but which is not Listed or a Scheduled Ancient Monument.

Consultations

Local Residents and Businesses – Correspondence has been received from seven households, the contents of which is outlined below:

- There are too many drinking establishment in the District Centre and two vacant establishment that could be used instead.
- People in the drinking establishment will be able to overlook the properties on Davenfield Grove leading to a loss of privacy.
- The proposal would have a detrimental impact upon the levels of residential amenity enjoyed by the residents of Davenfield Grove, due to the noise and activity associated with the use, e.g. servicing activities in the rear yard and the noise from the associated plant and machinery.
- The rear extension will lead to the overlooking of the properties on Davenfield Grove.
- The proposal will have a detrimental impact upon the levels of residential amenity enjoyed by the occupant of the adjoining first floor flat at 746 Wilmslow Road.
- The two storey rear extension will overshadow the adjoining roof terrace used by the occupants of 746 Wilmslow Road.
- The rear extension looks like a barn/warehouse.
- Parking problems on Davenfield Grove already exist, this proposal will exacerbate the problem.
- The submitted drawings show a widened access gate on to the rear alleyway, thereby indicating the intention to use this route for servicing and deliveries. Any large commercial vehicle will struggle to manoeuvre down Davenfield Grove, therefore all deliveries and refuse collection should take place from Wilmslow Road.
- Any bottle bins should be stored internally to reduce noise levels when glass is emptied into them.

One resident has written in support of the application but has requested that any activity involving noise should not take place during anti-social hours.

Ward Members – Cllr Simcock (Didsbury East) has provided written support for the proposal, his comments are as follows:

- the design of the proposal is a sensible compromise and one that will ensure the retention of the building rather than its wholesale demolition.

- the building has been vacant for several years and this is the first concrete proposal since its closure.

Didsbury Civic Society – The civic society have stated their general support for the application as it does not involve either the demolition of the premises or an increase in height. Notwithstanding this, they have stated that they would like the following comments to be taken into consideration:

- Brick and stonework to the front elevation at first floor level should be retained as existing, but cleaned not painted.
- The covered terrace with canopy should be in keeping with the brick building and possibly reflect the original use, the canopy structure could be painted in the police blue for instance.
- At the rear of the property is Davenfield Grove, a large residential area, the proposed development looks as if it would dominate the backs of Davenfield Grove.
- Noise at rear effecting Davenfield Grove - the waste collection area is at the rear of the premises, there should be a time stipulation to restrict the use of the waste bins between 10-30 pm. and 7-30 am.

Greater Manchester Police – The application is supported subject to further consideration of the following:

- Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.
- Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.
- A CCTV system should be included within these licensed premises and should be capable of monitoring the following areas: external doorways, all internal spaces including the bar and function room area.
- Signage should be displayed to indicate the areas of the premises that are restricted to staff only.
- Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.
- Dusk till dawn lighting should be installed above all external doors.
- “Chelsea Clips” should be fitted to the underside of tables/counters to allow customers to secure their bags or jackets while keeping it in view.

Highway Services – Highway Services have made the following comments:

- There are no proposed works to the adopted highway and all works are therefore contained within the private boundary to the building and would have no highway implications.
- With regards to any demands for customer parking associated with the change of use to a restaurant, there are dedicated parking bays along Wilmslow Road which provide short stay parking for up to one hour with no return within an hour which would serve the restaurant however; it is also likely that the majority of trips to the restaurant would be undertaken by customers

arriving on foot or as part of a linked trip using public transport or Taxicab and high levels of on-street parking would not be required.

- It is also acknowledged that the former use of the building as a Police Station would have the potential to generate high levels of associated trips on the network.
- The proposed servicing to the building is to be carried out from the adopted highway of Wilmslow Road from the dedicated loading bay adjacent to the building.
- Refuse and recycled material bins are to be stored in the rear yard area and brought out on collection days and returned to the storage area by the restaurant staff. This arrangement is accepted in principle by Highways and will prevent bins from being left out or stored on the adopted highway.
- The proposal to change the use of the building to a bar/restaurant therefore does not raise any highway safety or network capacity concerns and is accepted by Highways.
- To encourage sustainable travel, consideration should be given to provision of secure cycle storage facilities for use by staff.
- It appears that a rear door swing may open onto the adopted abutting passageway. Doors should be inward opening so as not to impact the adjacent adopted highway or passageway.
- It is proposed to lower the existing ground floor level to just above the level of the pavement. This is acceptable in principle and as suggested should remove the requirement for a dedicated disabled access ramp and improve accessibility. If the access is to be constructed on the adopted highway the applicant is required to enter into a Section 278 agreement with Manchester City Council.

Environmental Health – Suggests the imposition of a number of conditions (acoustic insulation, opening hours and deliveries) designed to protect the levels of residential amenity enjoyed in the vicinity of the site.

Contaminated Land Section – Suggest the imposition of a gas membrane condition.

Policies

The National Planning Policy Framework (NPPF) – The NPPF was published on the 27th March 2012 and replaces and revokes a number of Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining planning applications. It does not change the statutory status of the development plan, i.e. the Core Strategy, as the starting point for decision making and it states further that development that accords with an up-to-date local plan, such as the Core Strategy, should be approved unless other material considerations indicate otherwise.

The NPPF states that the planning system must contribute to the achievement of sustainable development and that there are three dimensions to this: economic, social and environmental. It has introduced a set of Core Principle that should

underpin both plan-making and decision-taking, these 12 principles are that planning should:

- Be genuinely plan-led,
- Not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places,
- Proactively drive and support sustainable economic development to deliver the homes, businesses/industrial units, infrastructure and thriving local places that the country needs,
- Always seek to secure high quality design and a good standard of amenity,
- Take account of the different roles and character of different areas,
- Support the transition to a low carbon future,
- Contribute to conserving and enhancing the natural environment and reducing pollution,
- Encourage the effective use of land,
- Promote mixed use developments,
- Conserve heritage assets in a manner appropriate to their significance,
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable,
- Take account of and support local strategies to improve health, social and cultural well being for all.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – This sets out the key spatial principles which will guide the strategic development of Manchester to 2027, of relevance to this application are:

- New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core Development Principles, Development in all parts of the City should:-

- Make a positive contribution to neighbourhoods of choice including:-

- i) Creating well designed places that enhance or create character.
 - ii) Making a positive contribution to the health, safety and wellbeing of residents
 - iii) Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - iv) Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
 - Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN3, *Heritage* – This policy states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

The policy continues stating that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Finally the policy states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues (of relevance to this application) for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Saved UDP Policy DC10, *Food and Drink Uses* – This policy states under DC10.1 that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises, the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

Under section DC10.2 the policy states that the Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Under section DC10.3 the policy states that this form of development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Saved UDP Policy DC14, *Shop Fronts and Related Signs* – This policy states under DC14.1 that in determining applications for shop fronts, security grilles and canopies, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

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

Under sections DC14.3 and DC14.4 the policy states that externally mounted security grilles or shutters will not normally be permitted if they are of solid construction and that the boxes housing the grille or shutter should wherever possible be located behind the fascia.

Issues

Principle of the Proposal – The application property is located within the confines of the Didsbury District Centre and as a result the principle of a food and drink use operating from this building is considered acceptable. Notwithstanding this, consideration must be given to the proposal's impact upon the existing levels of residential amenity enjoyed in the locality of the site, particularly by residents of Davenfield Grove and 746 Wilmslow Road, and upon the levels of pedestrian and highways safety enjoyed along this section of Wilmslow Road.

Drinking Establishments in the Didsbury District Centre – Concern has been raised that there are already too many drinking establishments within the Didsbury

District Centre. As can be seen from the 2015 survey results below, retail shops are still the predominant use within this district centre and drinking establishments only occupy 8% of the business premises.

Class A1 (retail)	60
Class A2 (financial/professional)	24
Class A3 (restaurant/cafes)	22
Class A4 (drinking establishments)	11
Class A5 (hot food)	4
Class B1 (offices)	2
Class D1 (non-residential institutions)	4
Vacant Site	7
Not within a use class (Sui Generis)	4
Total Business	138

In light of the above, it is not considered that the proposed use will undermine the vitality of the Didsbury District Centre.

Residential Amenity – Local residents have raised a number of concerns about the impact upon their amenities, namely the impact of servicing and deliveries; loss of privacy due to overlooking and noise from the use and associated plant and machinery. These issues are dealt in turn:

Deliveries and Servicing – The applicant has stated that all deliveries and waste collection will take place from the Wilmslow Road frontage in an effort to protect the levels of residential amenity enjoyed by the residents of Davenfield Grove. Concerns have been raised about the emptying of glass into the recycling bin and the times that this will take place as this operation late at night has the potential to impact upon residential amenity. The applicant has been requested to confirm how this will be undertaken, further comments will be reported to committee.

Impact Upon Privacy – There are two windows proposed in the rear elevation of the two storey extension, one is a high-level kitchen window at ground floor and the other is a first floor window to the staff changing area. It is likely that the first floor window will be obscurely glazed given the nature of the room and a condition (condition no. 12) will be attached requiring this to be installed. Given this and the fact that views from the ground floor window will be blocked by the boundary walls, it is not considered that the proposal will lead to overlooking or a reduction in the levels of privacy enjoyed by the residents of Davenfield Grove.

Noise from the Proposed Use – The main activity associated with the use will be confined to the front of the premises, i.e. away from Davenfield Grove. Notwithstanding this, the following conditions (condition nos. 4, 6, 7 and 8) are suggested that will limit the breakout of noise from the premises and protect the levels of residential amenity enjoyed by the residents of Davenfield Grove and the occupant of the adjoining first floor flat at no. 746 Wilmslow Road:

- the premises to be acoustically insulated,
- no use of amplified sound or any music in external areas at any time,

- fumes, vapours and odours to be extracted and discharged from the premises in accordance with a scheme to be approved,
- hours of opening limited to:

Monday to Friday	1000hrs to 2300hrs
Saturday	1000hrs to 0100hrs
Sunday/Bank Holiday	1000hrs to 2300hrs

Noise from Plant and Machinery – The proposed plant and machinery will be located at roof-top level behind the existing ridge and proposed parapet walls. While it will not be readily visible from either Wilmslow Road or Davenfield Grove, there is a potential for the noise generated by the units to impact upon levels of residential amenity enjoyed by the residents of Davenfield Grove and the occupant of the adjoining first floor flat. To ensure that the rooftop plant does not impact upon local residents Environmental Health have recommended that a number of acoustic insulation conditions (condition nos. 7, 8 and 9) be attached to any approval granted.

While living within or adjacent to a district centre affords a different level of residential amenity when compared to a wholly residential area, it is recognised that there is still a need to protect the amenities of nearby residents and it is considered that the imposition of the aforementioned conditions will ensure that existing levels of amenity are not unduly impacted upon.

Overshadowing of 746 Wilmslow Road – Given that the proposed extension is located to the north of roof terrace at no. 746 Wilmslow Road it will not lead to any overshadowing of that area.

Impact upon a Non-Designated Heritage Asset – It is understood that a request was made for the listing of the property, however, this request was rejected by Historic England in February 2016. Despite the decision of Historic England the Council considers this building to be a non-designated heritage asset. As such any impact upon the external and internal fabric of the building is a material consideration in the determination of this proposal.

The applicant's heritage statement describes the property as follows:

The former police station dates from the beginning of the 20th Century and it is constructed from red brick with yellow sandstone dressings and a pitched Welsh slate roof with three red brick ridge stacks. It is built on a roughly rectangular site with an irregular outline at the rear and is two storeys in height and five bays in width. The design is symmetrical with angled ground floor bays either side of a central two-storey bay and entrances in between. Both doorways and all the windows have Gibbs surrounds (a type of architectural frame surrounding a door or window) and the doorways have additional moulding at the top. All the windows are mullioned and transomed and the ground floor bays have moulded sills. Two moulded bands run the length of the building between floors, the upper sill forming a parapet over the ground floor bays. The central bay contains a cartouche dated 1900 with a coat of arms between the bands. A moulded cornice runs above the first floor windows and the elevation is topped by a moulded brick parapet with scroll decoration in the centre.

While retaining the first floor frontage, the applicant is proposing to remove the majority of the ground floor brick and stone front façade and replace it with floor to ceiling glazing panels. It is only proposed to retain and extend the two storey bay to form a central entrance feature. The applicant was requested to retain all of the ground floor bays in an effort to preserve as much of the original façade as possible but declined on the grounds that this would impact upon the operation practices of the business. While the applicant's position is regrettable it is recognised that the ground floor works will ensure that the building is brought back into active use and as a result retained rather than lost completely.

The existing and proposed front elevations are shown below.



Existing elevation



Proposed elevation

The other external works proposed by the applicant include the installation of roof lights to the front roofplane; the erection of a two storey rear extension; and installation of a glazed canopy over the front forecourt area. Given their location is largely obscured by the existing parapet, it is not considered that the proposed rooflights will impact upon the overall character of the building.

In terms of the rear two storey extension, as the building has been extensively altered over a period of time with a series of single and two storey extensions, it is

not considered that the proposed rear extension would detract from the overall character of this building.

Turning to the glass canopy, as this will be a light weight structure that will blend in with the floor to ceiling glazing panels, on balance, it is not considered that this structure would impact upon the overall character of this non-designated heritage asset.

Waste Management Strategy – The applicant is proposing the following number of bins, all of which will be located in the rear yard area and collected four times a week from the Wilmslow Road frontage so as to avoid disturbance to the residents of Davenfield Grove:

- General Refuse - four 360 litre bins
- Food Waste - three 240 litre bins
- Recycled Glass – three 360 litre bins
- One cardboard cage

This level of provision is considered acceptable and a condition (condition no. 10) will ensure that it is maintained throughout the operation of the use.

In order to ensure that the levels of residential amenity and pedestrian safety along Davenfield Grove are not impacted upon all waste collection and deliveries will take place from the designated loading areas that are located along Wilmslow Road.

Pedestrian and Highway Safety – Highway Services have confirmed that the proposal does not raise any highway safety or network capacity concerns. Given this and the fact that delivery/servicing vehicles would utilise Wilmslow Road rather than Davenfield Grove, it is not considered that the proposal would have a detrimental impact upon the levels of pedestrian and highways safety enjoyed within the vicinity of the site.

Crime and Anti-Social Activity – The comments of GMP are acknowledged. In this instance it is considered appropriate to attach an informative to any approval granted identifying the crime prevention measure recommended by GMP.

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 Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis

of the planning merits of the development proposal. She believes that any restriction on these rights posed by the 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 APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

Conditions to be attached to the decision

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:

- a) Drawing no. 1518.PL01, stamped as received on 10th June 2015
- b) Drawing no. 1518.PL02 revision C, stamped as received on 23rd May 2016
- c) Drawing no. 1518.PL03, stamped as received on 10th June 2015
- d) Drawing no. 1518.PL04 revision A, stamped as received on 1st February 2016
- e) Waste Management Strategy, stamped as received on 5th June 2015

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

3) 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.

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

4) The premises, including the outside seating area, shall not be open to the public outside the following hours:-

- Monday to Friday:- 1000hrs to 2300hrs
- Saturday:- 1000hrs to 0100hrs
- Sunday/Bank Holiday:- 1000hrs to 2300hrs

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 in the Core Strategy Development Plan Document

5) Deliveries, servicing and collections, including waste collections shall only take place from the Wilmslow Road frontage and shall not take place outside the following hours:

0730hrs to 2000hrs, Monday to Saturday, with no deliveries/waste collections on Sundays or Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 in the Core Strategy Development Plan Document

6) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Core Strategy Development Plan Document

7) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Policy DM1 in the Core Strategy Development Plan Document

8) No amplified sound or any music shall be played in the front and rear external areas at any time.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Policy DM1 in the Core Strategy Development Plan Document

9) All mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme should be 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 site.

Reason - To secure a reduction in noise in order to protect the occupiers of nearby properties from noise disturbance, pursuant to Policy DM1 in the Core Strategy Development Plan Document

10) The scheme for the storage and disposal of refuse (Waste Management Strategy stamped as received on 5th June 2015), shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to Policy DM1 in the Core Strategy Development Plan Document

11) The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

12) Before first occupation the first floor window in the rear elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

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: 109050/FO/2015/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 held by the Planning Division.

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

Didsbury Civic Society
Greater Manchester Police

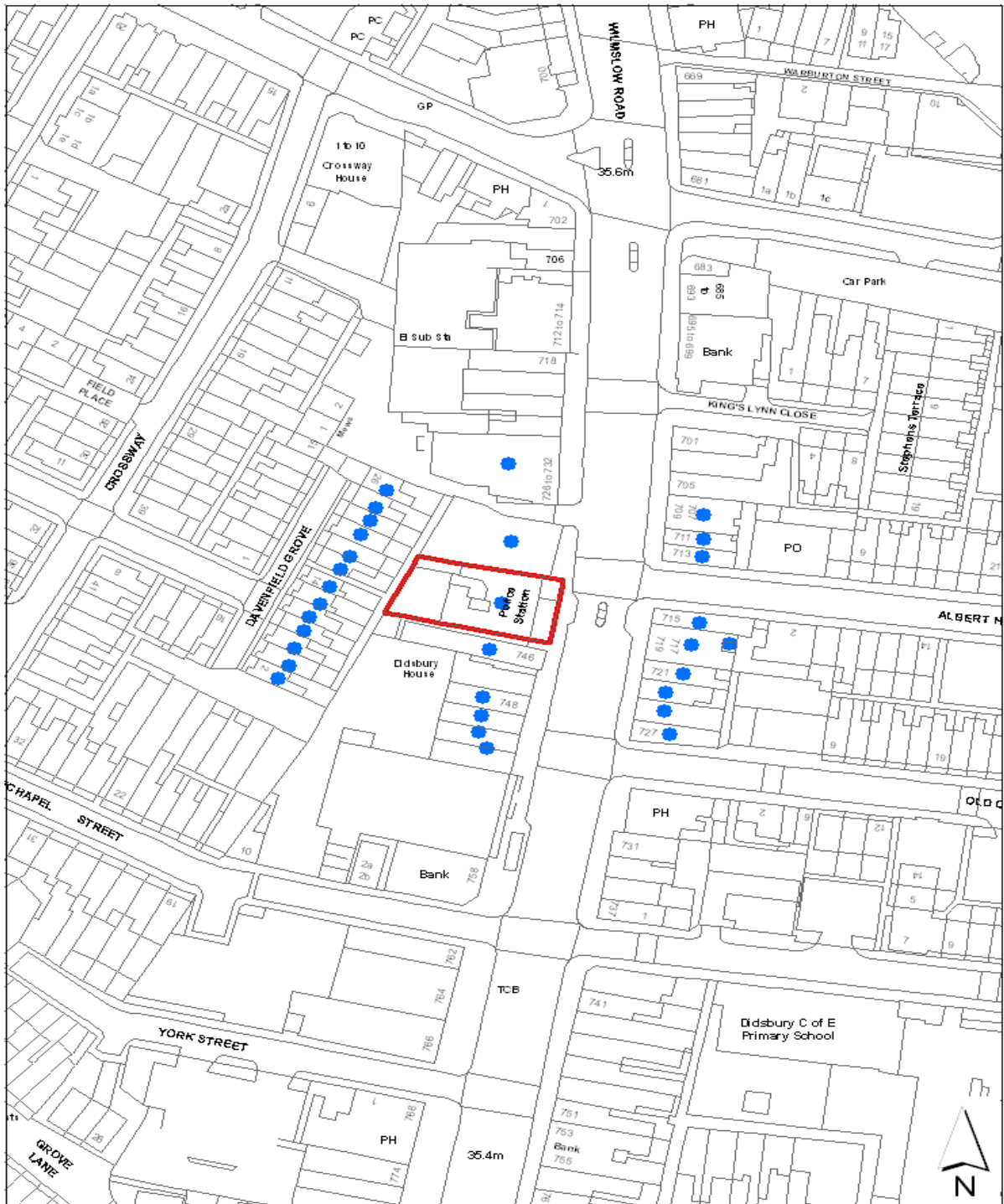
A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Didsbury Civic Society
Greater Manchester Police
2, 10, 20, 24 Davenfield Grove,

1 Hesketh Avenue,
736-740 Wilmslow Road,
746 Wilmslow Road,

Relevant Contact Officer : David Lawless
Telephone number : 0161 234 4543
Email : d.lawless@manchester.gov.uk



 Application site boundary  Neighbour notification
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