

| Application Number | Date of Appln | Committee Date | Ward |
|--------------------|---------------|----------------|---------------|
| 112436/FO/2016/S1 | 21st Jun 2016 | 28th Jul 2016 | Old Moat Ward |

Proposal Change of use from office class A2 to hot food takeaway class A5 and installation of a flue to rear of property

Location 314 Wilmslow Road, Fallowfield, Manchester, M14 6XQ

Applicant Mr Waqas Ahmed , 314 Wilmslow Road, Manchester, M14 6XQ,

Agent Mr Saghir Hussain, Create It Studios, Houldsworth Mill Business Centre, Houldsworth Street, Stockport, SK5 6DA.

Description

This application relates to a two storey mid parade property comprising a commercial ground floor with the upper floors in use as self contained living accommodation. At the rear of the property is a two storey outrigger with a dormer window, and a small yard. The property was last used as an estate agents office within Class A2. The upper floors, including the dormer, are in residential use, accessed by an external stair at the rear of the property. There is also an existing flue on the rear elevation.



The property is part of a parade of six units located at the southern end of Fallowfield District Centre. The parade comprises one shop (use class A1), one vacant financial and professional services office - the application site - (use class A2), one café (use class A3), one hybrid café/bar (use class A3/A4) and two hot food take aways (use class A5). The properties on either side of the application site are in A3 and A5 use.

To the south of the parade is a detached property, in use as a hot food take away and beyond that a drive through restaurant. To the rear of the site and separated from it by a narrow alley is a modern flat development providing accommodation for adults with learning difficulties. To the north is a modern mixed development, comprising commercial properties on the ground floor with flats above. Facing the site across Wilmslow Road is the Friendship Inn and a modern mixed development comprising retail on the ground floor with flats above. Behind the commercial frontages on Wilmslow Road the area is predominantly residential. To the South of the Friendship Inn and the drive through restaurant the character of Wilmslow Road changes from commercial to predominantly residential.

The premises have previously had planning permission for use as a restaurant class A3 reference F00756 in September 1974 and reference F02369 in April 1975. Neither permission was subject to an hour's condition and have been superseded by the change of use to a financial and professional services office within class A2. It is presumed that the flue to the rear of the property was associated with the historic consents.

The current application relates to a proposed change of use of the property from a class A2 financial and professional services office to a class A5 Hot food take away. The submitted drawings show a kitchen, serving area and counter and an 18 space seating area on the ground floor; and, a staff room, office and staff toilet in the basement. Refuse storage is proposed to be located within the rear yard. There is an existing flue on the rear elevation of the property, which will be retained and incorporated into a new fume extraction system or replaced with a new flue in the same location.

The proposed opening hours are 1300 hrs to 0400 hrs seven days a week.

A 2015 survey of Fallowfield District Centre identified 70 commercial units of which 21 are in A5 use (30% of all units) that survey indicated that there were 3 vacant units within the centre.

The nearest school to the application site is Withington High School which is approximately 380 metres away.

Consultations

Local Residents /businesses

One letter has been received objecting to the proposed development. The grounds for objecting are summarised below.

-Operating beyond 12am, will affect the amenity of the occupiers of the flats and therefore the ability to let the accommodation.

-The constant noise from the flue; which was operated till early hours of the morning, was unbearable and affected the quality of life.

-Nearby residents will also not be able to open windows for fresh air due to the fumes and grease emitted by the flue.

-Over a long period of time, the installation of the flue will not only cause high levels of noise but it will also cause vibrations which can significantly damage the structural integrity of our property

-They cannot see where a new flue could be located, should the applicant wish to purchase a new one. A new flue cannot be installed where our two properties join as this will block sunlight from entering our property, block the view from our windows, emit fumes into our property and create extensive structural damage.

-It appears that their extension has taken up a large proportion of the property rear and they cannot see where they can install a new flue without interfering with the architectural style of the properties in the vicinity.

-The renovation period for their previous extension lasted an extensive period of time which caused our former tenants distress and caused them to seek accommodation elsewhere. Although there are clear hours of when works can be carried out, renovation work constantly over a six month period was excessive.

-They can foresee that the noise pollution will be frustrating and that it will be difficult to enforce procedure to control this. This will no doubt cause mental distress on both ourselves and our tenants.

-Although only the adjacent owners and occupiers have been consulted on this planning application, it may affect the wider community. There is a care home situated at the rear of the property and the area is densely occupied by students with more developers investing in the area. With this in mind, we feel that the wider community should also be consulted.

Fallowfield and Withington Community Guardians - Object to the proposals on the basis that this location falls within the special Licensing Cumulative Impact Policy in Fallowfield which was designated in January 2013. Anti social behaviour resulting from the excess of licensed premises in this residential area continues to be a problem in this area in spite of this policy.

Another hot food take away will undoubtedly add to the noise, nuisance and litter in this area which cause the Council great expense.

On the basis that this location is within the Cumulative Impact Policy area, which exists to protect residents in the neighbourhood, they ask that the application is refused as it does not support Policy SP1 to create Sustainable Neighbourhoods of Choice.

Strategic Area and Citywide Support Manager (Environmental Health) - Recommend that the application is refused.

The site is very close to existing residential properties. The nearest property is located directly above the proposed development. It is this close proximity and associated impacts that causes concern and the use of available conditions will not be practicable, or be able to control the impacts of disamenity arising from the proposed development in this instance.

It is considered that the proposed development would have the following impacts:

Noise – The proposal development is likely to give rise to noise issues from the following sources.

- People arriving/queuing/departing/smoking
- Vehicles – both in terms of customers, servicing and food deliveries.
- External plant/equipment i.e. kitchen extract/condenser units.
- Internal noise transfer from activities and equipment.

Odour - The application description states the installation of a flue and the applicant states this would be a 'new' flue. However, the plans that have been submitted show an existing flue, which is unchanged on the proposed drawings. The existing flue is non-compliant with respect to current standards and therefore the concern is that the development could give rise to unacceptable levels of odour if it were to start operating.

Waste - Waste management would also likely cause noise problems for residents both in terms of the movement of the bins and depositing of the waste by staff in outside areas.

Hours - The applicant is applying for the premises to be open up to 0400 hrs every night of week. These opening hours are within a noise sensitive period, where any of the amenity issues listed above would have a more significant impact i.e. sleep disturbance.

Cumulative - There is already a high density of late night establishments in the vicinity. The addition of similar premises into the area would likely lead to a detrimental cumulative impact. This will increase the risk of the aforementioned amenity issues having a greater impact on residents.

The premises could also become a 'destination venue' and attract much larger numbers of people and vehicles into the area than usual. This, combined with lower background noise levels in the area in the late evening/early morning, would inevitably have a detrimental impact on the amenity of the surrounding residents.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1, C6 and C10

Policy SP1 is a generic development management policy relevant to most applications within the City. The Policy sets down the key spatial principles which will guide the strategic development of Manchester to 2027, these are:

Beyond the regional centre and the airport the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester

and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.

Policy SP1 also sets down the Core Development Principles

Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including, amongst others:-
-making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

Policy DM1 is relevant as it seeks to protect the amenity of an area from the adverse impacts of development. The policy states that All development should have regard to the following specific issues, amongst others:-

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.

Community safety and crime prevention.

Design for health.

Refuse storage and collection.

Vehicular access and car parking.

Policy C6 is relevant to this development in that it clearly indicates a need to broaden the offer within Fallowfield District Centre. The policy states that in Fallowfield and Withington, development which creates more diverse centres will be supported, in particular involving improvement to the retail offer to meet the full range of residents in surrounding neighbourhoods and promoting community uses.

Policy C10 relates specifically to applications for food and drinks uses. The policy states that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.

2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary hopping area. When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:

The existing number of similar establishments in the immediate area and their proximity to each other;

The type and characteristics of other uses, such as housing, shops and public houses;

The existence of vacant shop units and the condition of the unit;

The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;

The character of the centre and its frontage, and the nature of the use proposed;
The potential impacts of the proposal on the wider community; and
Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

Unitary Development Plan

The relevant saved Unitary Development Plan policy is DC10.

Policy DC10 is relevant as it is a development management policy that sets down the Council's approach to food and drink uses. The policy states 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.

Policy DC10 goes on to say 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.

The policy also states that 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.

Policy DC26 relates to developments with the potential for generating noise and seeks to protect the amenity of an area from the adverse impact of noise.

National Planning Policy Guidance

The relevant sections of the NPPF are paragraphs 11, 12, 13, 14, 23 and 64.

Paragraph 11 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 12 Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.

Paragraph 13 The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

Paragraph 14 Says that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
 - specific policies in the NPPF indicate development should be restricted.

Paragraph 23 says that in drawing up local plans, local planning Authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

Other Considerations

Draft Supplementary Planning Document – Hot Food Take Aways

The City Council is currently consulting on a draft Supplementary Planning Document in respect of Class A5 Hot Food Take Away's. This emerging development management policy is a consideration that has some weight in the determination of applications for Hot Food Take Away's despite having not been formally adopted. The draft Supplementary Planning Document contains three policies which are as follows:

Policy 1 Vitality and Viability

Hot Food Takeaways (A5) will not be supported in district and local centres where the cumulative impact of introducing the facility would be detrimental to the vitality and viability of a centre and would affect the balance between the day time and night time economy and the health of the population.

A proposal will be considered to be harmful to the vitality and viability of a centre if it:

- Increases the number of A5 uses in a centre to more than 5% of all town centre uses (excluding housing);
- Creates a cluster of more than two A5 uses together;
- Reduces the number of units between A5 clusters to less than two none A5 uses.

Exceptions to the above are Manchester City Centre and Rusholme District Centre. A key role of these centres is to serve the night time economy. They have become known as locations for food and drink, attracting visitors from across Greater Manchester and beyond. In these centres applications will be assessed based on local impact taking into account the centre's overall role and character.

In centres, where vacancy levels are more than 10% (or 25% in centres with less than 20 units) every effort should be made to fill the unit with a town centre use (other than A5) before hot food takeaways will be permitted. In areas where it can be shown

that the surrounding uses would be compatible, residential uses will be considered. Where there is no evidence of demand for a preferable use, hot food takeaways will be considered favourably even if this would increase the threshold of takeaways to above 5%.

The visual amenity of a street is adversely affected by shutters being down during the day, creating dead frontages. To prevent any harmful affect on the visual amenity of the street scene, shutters should be up between the hours 9am and 5.30pm.

Policy 2 Amenity

Hot food takeaways (A5 uses) will be considered against Core Strategy Policy DM1 Development Management and specific considerations include:

Hours of Opening - Unless affected by Policy 3 of this SPD, the hours of opening of an A5 Hot Food Takeaway will depend on whether it can be demonstrated that there would be:

- No unacceptable impact on residential amenity as set out in DM1 Development Management,
- There is an established night time economy,
- It would not adversely affect the character and function of the immediate area, including existing levels of background activity and noise.

Extraction of odours and noise abatement - Hot food takeaways must provide appropriate extraction systems to effectively disperse odours and show that they are meeting the minimum guidance in the Department of Environment, Food and Rural Affairs Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2005 and Odour Guidance for Local Authorities 2010. Applications must be accompanied by an Odour Impact Assessment (OIA) and include suitable mitigation measures. They must demonstrate that they have no adverse impacts on visual amenity, including location and external finish. Hot food takeaways must consider their impact on noise sensitive developments and any proposal that has the potential to cause noise disturbance to existing residential development or noise sensitive properties should be accompanied by a noise survey and assessment and only approved if the impact is shown to be acceptable.

Disposal of Waste Products and Customer Litter - All planning applications should be accompanied by a waste management strategy setting out how a hot food takeaway will deal with its own waste and also the waste generated by customers. All waste generated by the business should be accommodated on site.

Consideration should also be given to the need to mitigate for the impact of customer waste on the surrounding area. The Manchester City Council guidance GD04 Waste Storage and Collection Guidance for New Developments, Environmental Protection should be used in the preparation of a waste strategy.

Highway Safety - Planning permission for A5 uses will only be granted where there would not be an adverse impact on highway safety and the amenity of the surrounding area. Proposals should take account of the likely needs of both customers and the operator's delivery requirements.

Regard will be given to:

1. Existing traffic conditions;
2. The availability of public parking provision in close proximity to the premises, including suitable on-street parking;
3. The availability of an adequate loading and unloading area.

Policy 3 Hot food take aways and Schools.

Where a Hot food take away is proposed within 400 metre radius of a primary or secondary school, and proposal meets planning policy in other respects, planning permission will only be permitted subject to the condition that opening hours are restricted to the following:

- A primary school: the hot food takeaway is not open to the public between 3 pm to 5.30pm on weekdays.
- A secondary school: the hot food takeaway is not open to the public before 5.30pm on weekdays.

The only exception to this approach will be where the proposal is within centres designated in the Local Plan and can demonstrate that the introduction of such a use will meet all other relevant policies.

The proposed development will be tested against the Councils policies in the following sections.

Issues

Principle

The general principle of locating Hot food take Aways in district centres is established in Core Strategy policy C10 and saved Unitary Development Plan policy DC10 and thus the broad principle of the proposed use in this location accords with this general thrust of policy. However, Core Strategy policy C10 and the emerging draft Supplementary Planning Document both refer to the cumulative impact of such uses and the resultant impact on the viability and vitality of the centre. This issue is addressed in more detail in the following sections.

Composition of Fallowfield District Centre

The most recent survey of district centres in 2015 identified that there were 70 commercial units within the district centre. Of these 15 were shops - use class A1; 10 were financial and professional services offices – use class A2; 8 were Cafes and Restaurants – use class A3; 7 were drinking establishments - use class A4; 21 were Hot food take aways – use Class A5; 2 premises were within warehousing and distribution – use class B8, 2 Non Residential Institutions – use class D1, there are 2 Sui Generis uses and 3 vacant units. Thus in excess of 50% of the properties within the Centre are in food and drink use, classes A3, A4 and A5 and 30% of the properties are Hot Food Take Aways Class A5.

There is therefore concern that the composition of the district centre is already heavily weighted towards food and drink uses and that this conflicts with Core Strategy policy C10 and emerging draft Supplementary Planning Document Policy 1.

Vitality and Viability

The City Council surveyed its District Centres in 2009, 2013 and 2015 and in all these surveys Fallowfield was found to have the highest percentage of Hot food take aways, with around 30%.

This clearly suggests that as a district centre Fallowfield has less to offer than other centres within the City and it is considered that further changes of use to hot food take aways would further diminish the offer available within the centre and that this cumulative impact would therefore adversely impact on its viability and vitality. Accordingly it is considered that the proposed development would conflict with Core Strategy policy C10 and Policy 1 of the emerging Draft Supplementary planning Document.

Locational requirements

Core Strategy policy C10 and saved Unitary Development Plan policy DC10 both identify District Centres as acceptable locations for hot food take aways. However Core Strategy policy C10 says that such uses would not be acceptable where there is a high concentration of bars Class A4 and Hot food take aways Class A5. Thus whilst in locational terms the proposed development could accord with saved Unitary Development policy DC10, it would conflict with Core Strategy policy C10. Given that Core Strategy policy C10 is the more up to date planning policy then significant material weight is attached to that policy. It is also considered that in locational terms the proposal would also conflict with policy 1 of the emerging Draft Supplementary Planning Document.

Vacancies

At the time of the 2015 survey there were three vacant units within the centre. This number would fall below the 5% threshold where consideration could be given to changes of use to A5 in centres where there is already a high concentration of such uses as an exception to policy 1 of the emerging Draft Supplementary Planning Document.

Operating Hours

The proposed opening hours of 1300 hrs to 0400 hrs seven days a week would allow the business to remain open some three hours longer than other A5 uses within this parade. It is considered that these hours would increase the potential for noise issues in respect of residential accommodation both above the commercial units but also those in close proximity to the site which may be affected by groups of people who on leaving the premises may not have dispersed.

It is further considered that the later opening time for the premise of 1300 hrs would result in the premises being closed for a substantial part of the day to the detriment of the character and appearance of the district centre.

On this basis it is considered that the proposed opening hours would conflict with Core Strategy Policies SP1, C10 and DM1, saved Unitary Development Plan policies DC10 and DC26 and the emerging draft Supplementary Planning Document Policies 1 and 2.

Refuse storage

There is evidence that the existing businesses within the parade store refuse in the rear alleyway to the detriment of the amenity of area and the residents occupying residential accommodation in the area.

The proposed development intends to store refuse in the rear yard with it being put out for collection at appropriate times. This is considered to be an acceptable solution and should planning permission be granted could be the subject of an appropriate condition.

In respect of refuse storage it is considered that the proposed development accords with Core Strategy policies SP1, C10 and DM1 and saved Unitary Development Plan policy DC10.

Parking

The proposed development is located within a sustainable location in a district shopping centre. The site has good access to public transport with bus stops immediately outside the premises, the premises are also within walking distance of a substantial residential, particularly student, population. In view of the location of the premises within the district centre there would not normally be a requirement for the use to provide its own dedicated parking the development therefore accords with Core Strategy policies C10 and DM1 and policy 2 of the emerging draft Supplementary Planning Document.

Fume extraction

The fume extraction system that forms part of this application as set out in the consultation section of this report is unacceptable. The use of the existing flue as part of the fume extraction system would not comply with current legislation requirements. There is also concern in relation to the impact of the flue on the amenity of the occupiers of the living accommodation above the application site as it clearly obstructs a window (see below). The proposed fume extraction therefore conflicts with Core Strategy Policies SP1, DM1 and C10 and saved Unitary Development Plan policies DC10 and DC26.



Residential amenity

The cumulative impact of a further Hot food take away would, it is considered, detract from the amenity of residents due to the increased noise and associated comings and goings to the premises and in the area immediately surrounding it. Concern is also expressed that groups of people leaving the premises would not have dispersed before reaching surrounding residential areas and that this noise would extend into these areas. This would be significantly worse if the premises were to trade until 0400 hrs seven days a week.

It is also considered that the proposed fume extraction system would adversely impact on the amenity of the occupiers of the first floor living accommodation both in terms of its impact on the outlook from the first floor window and also in terms of noise and fumes.

On balance it is considered that the proposed development would conflict with Core Strategy policies SP1, DM1 and C10 and saved Unitary Development Plan Policies DC10 and DC26.

Schools

The emerging policy refers to the acceptable relationship of hot food take aways to schools, this being a 400 metre radii. Within this distance provided a proposals meets all other policy requirements a new hot food take away could be acceptable subject to controls over hours of opening. The exception to this is in a designated district centre. Therefore whilst the site is within 400 metres of Withington High School this aspect of the policy would not apply.

Special Licensing Cumulative Impact Policy

This is a policy document for consideration under the Licensing regime, this operates separately from planning and involves consideration of different (albeit related) matters.

Conclusion

Fallowfield is a district centre that is predominantly given over to food and drink uses and in particular hot food take away's. It is considered that the cumulative impact of a further hot food take away would further harm the range of goods and services on offer and consequently the viability and vitality of the centre. The proposal is also considered to give rise to unacceptable impacts on the amenity of residents in terms of the activity associated with such uses particularly in the early hours of the morning and in connection with how fumes would be extracted.

On balance it is considered that the proposed development would conflict with Core Strategy Policies SP1, DM1 and C10, save Unitary Development Plan policies Dc10 and DC26 and the emerging Draft Supplementary Planning Document.

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 polices 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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation REFUSE

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reason for recommendation

1) The use of the property as a hot food take away (use class A5) would result in an overconcentration of such uses within Fallowfield District Centre to the detriment of the viability and vitality of the Centre. The proposed development is therefore contrary to the provisions of Core Strategy Policy C10 and policy 1 of the emerging Supplementary Planning Document on A5 Hot food take away's.

2) The proposed development would result in a cluster of more than two adjoining Hot food take aways (use class A5) resulting in an overconcentration of A5 uses to the detriment of the viability and vitality of the Fallowfield District Centre. The proposed development is therefore contrary to the provisions of policy 1 of the emerging Supplementary Planning Document in respect of A5 Hot food take away's.

3) The proposed development by reason of the noises generated by patrons leaving the site in the early hours of the morning seven days a week would adversely impact on the amenity of the occupiers of nearby residential accommodation. The proposed development is therefore contrary to the provisions Core Strategy Policy DM1, save Unitary Development Plan Policies DC10 and DC26 and policy 2 of the emerging Supplementary Planning Document on A5 Hot Food Take Aways

4) The proposed flue by reason of its position across the first floor window to the living accommodation would have a detrimental impact on the residential and visual amenity of the occupiers of that accommodation. The proposed development is therefore contrary to the provisions of Core Strategy Policy DM1.

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: 112436/FO/2016/S1 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.

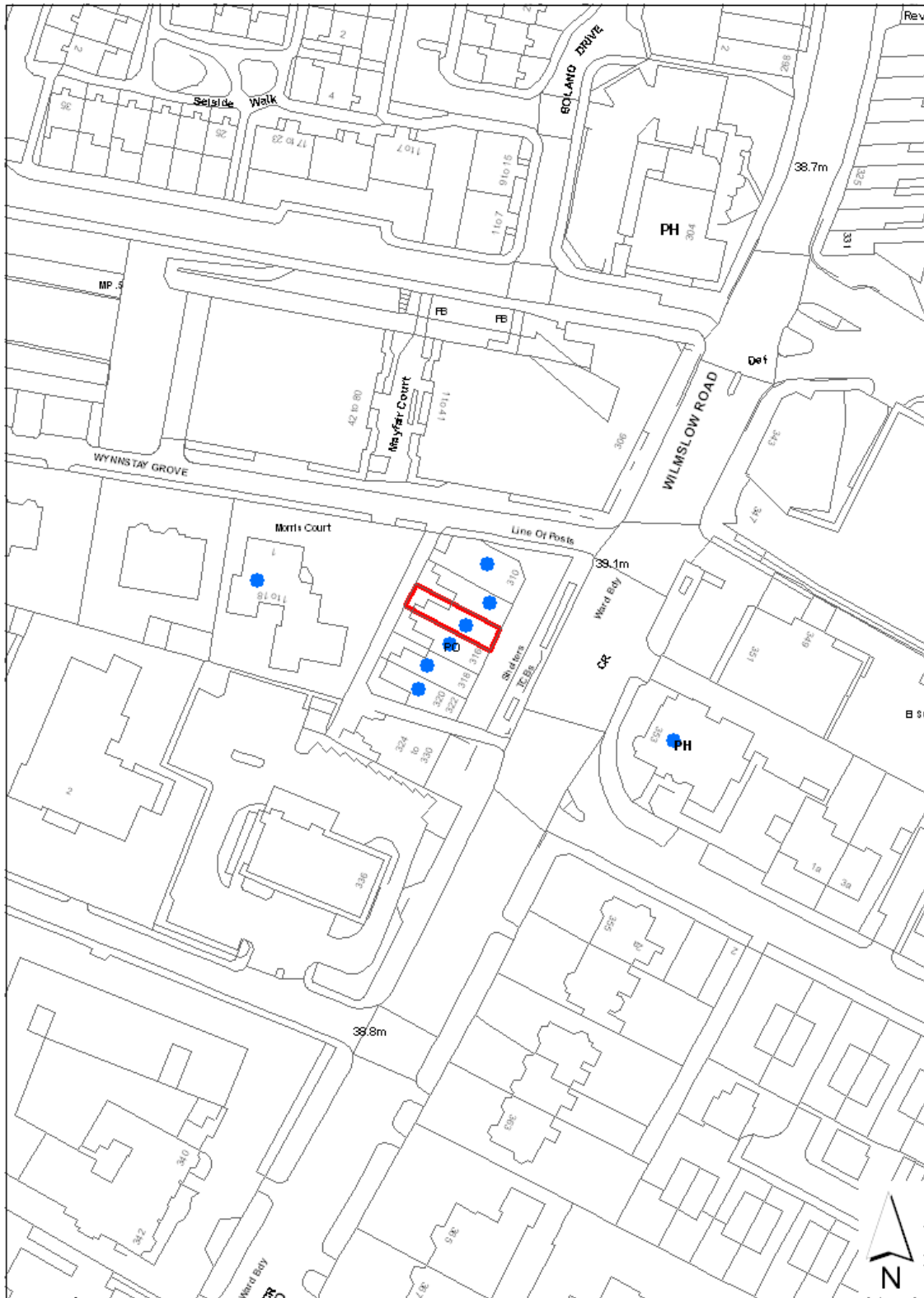
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
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:

Relevant Contact Officer : Dave Morris
Telephone number : 0161 600 7924
Email : d.morris@manchester.gov.uk



 Application site boundary  Neighbour notification
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