

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
131795/FO/2021	8 Nov 2021	30 June 2022	Piccadilly Ward

**Proposal** Creation of a bar/music venue (Sui Generis) together with associated elevational alterations following subdivision of existing commercial unit into two units

**Location** Ground and basement of 60A Oldham Street, Manchester, M4 1LE

**Applicant** Mr Aljanabi, SA Property Services Ltd, 60A Oldham Street, Manchester, M4 1LE

**Agent** Rebecca Thompson, 23 Whitehall Road, Didsbury, M20 6RY

## **EXECUTIVE SUMMARY**

### **Key Issues**

**Principle of the proposal** The unit is in the Northern Quarter, a mixed neighbourhood with commercial, leisure and residential uses. The proposal is acceptable in this location subject to there being no unacceptable impacts on residential amenity. A total of 7 objections have been received.

**Economic** The proposal would be create jobs and support the evening economy and occupy a vacant unit.

**Social** The proposal would enliven the street scene and provide natural surveillance.

**Environmental** The appearance of a building in the Stevenson Square Conservation Area would be improved.

**Impact on the historic environment** The occupancy of the unit and the new shop front would provide an active frontage in the Conservation Area improving its appearance in accordance with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Impact on local residents** The effects on residents has been considered and subject to the proposed noise mitigation measures, the proposal would not give rise to any unduly harmful impacts that would warrant refusal.

A full report is attached below for Members consideration.

## Description

No. 60A Oldham Street is a two-storey building in the Northern Quarter. The ground floor and basement was formerly a hairdressers (Use Class E). A roller shutter secures the shopfront. There are apartments on the upper floors of the building.



### ***Application property at the ground floor of no. 60A Oldham Street***

The ground floor uses in the area are predominately retail and café/restaurants (Use Class E) together with late night bars (Sui Generis). The site is in the Stevenson Square conservation area and adjacent to the Smithfield conservation area.

## The Proposal

Planning permission is sought to use part of the ground floor and basement as a bar/music venue. The remaining part would be retained in Use Class E. Elevational alterations include creating a new access to the Class E unit. The existing double ground floor entrance door would be retained to the bar/venue. The existing roller shutter to the ground floor window is to be removed as part of the development.

Planning permission is not required for the subdivision of the existing commercial Class E unit. This report considers the appropriateness of the bar and music venue use only together with the elevational alterations.

The proposed opening hours for the bar and live music venue are Thursday-Saturday 17:00-02:30.

Waste, including recycling and glass, would be segregated and stored internally until collection day when it would be placed on the roadside. There would be no bottle emptying outside of the hours 22:00-09:00. There would be two deliveries weekly and servicing times would be limited to 09.00-15.00hrs.

## **Consultations**

A Site Notice was displayed close to the site as the proposal affects a Conservation Area. The proposal was advertised in the local press. Two rounds of neighbour notification resulted in 7 objections as follows:

-The application would subdivide the existing unit but the proposal only appears to cover the live music venue. The waste and plant noise generated by the other unit appears to have been omitted;

-The waste strategy states that keeping the residential waste separate from the commercial waste is not applicable. It would appear that the commercial bins for the class E unit are in the same area as the residential bins. The main noise levels measured in the plant area have been created by the splitting of this development;

- There are issues and inconsistencies within the acoustic report;

-Concerns that the baseline within the music venue would create issues for residents;

-Oldham Street is a residential street and the proposal would impact on residents' mental health;

-Any more bars or music venues in the area should be restricted to those buildings with no residential uses;

-The crime impact statement states that the bar will serve food. There are no details of where this will be produced on the plans, what plant is proposed, what the impact would be on local residents from food smells and noise from the ventilation plant, or what impact this would have on fire safety or residential amenity;

- The view of the toilets from the bar is obstructed at both floors, this does not comply with the crime impact assessment;

-There is no confirmation that the stores are provided with access control as recommended;

-The crime impact statement does not cover the basement fire escape, in particular the basement toilets which appear to have unmonitored access to the fire escape, which again would grant access to the residential building, bypassing their own security arrangements;

-Consideration has been made for the apartments on the first floor of No.60, however, no consideration has been made for neighbours living opposite;

-It is noted that noise levels have been considered but the baseline would transfers across Oldham Street. This has not been recognised in the noise assessment;  
-The application should be rejected to protect the mental wellbeing of those who live adjacent to or opposite No.60A.

-The building work has taken place before the change of use was applied for, and it has been opening as a bar/club since late 2021 without planning permission being granted.

-the bar/club has been playing very loud music on the ground floor but only background music is supposed to be played.

-Noise transmitted to the upper floors is unacceptable and causes disturbance to sleep;

-There are plenty of other premises in the surrounding area which do not have residential properties above. These would be more appropriate for a bar use;

-The statement in section 3.2 of the noise assessment is not correct. The measurement was taken in the lobby between apartments which is the most remote location from the brick walls which are the main cause of the acoustic transmission between the venue and the apartments;

-No measurements have been taken in any apartments, so the report does not reflect the true sound transmission to the apartment bedrooms which are the most sensitive areas;

-When the operator has had "events" over the past 6 months, the noise levels have been totally unacceptable;

-The noise insulation provided in the premises is completely inadequate. The premises should be fully acoustically isolated from the structure around it and the acoustic report should provide details of how this is to be provided.

-The proposed floor plans show no cognisance of the recommended insulation using plasterboard and insulation on the masonry walls, primarily along the south wall of the basement venue. Leaving the largest wall of the venue as exposed brick is unacceptable in both the noise assessment and in practice.

**Environmental Health** no objections subject to conditions in relation to waste management, opening hours and a condition to ensure implementation of an acoustic insulation of the premises and a submission of a verification report to confirm development conforms to the requirements.

**Highways** no objections and recommendation of conditions in relation to cycle storage and limiting servicing hours.

**Greater Manchester Police** no comments.

**Policy**

The Development Plan 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. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise. Those which are of particular relevance to the proposal are as follows:

### **Manchester Core Strategy (2012)**

Policy SP 1 (Spatial Principles) - The location is highly sustainable and the proposal would deliver development in the City Centre. It would enhance the built environment, create character, re-use a building and reduce the need to travel.

Policy EN1 (Design Principles and Strategic Character Areas) – The proposals would maintain the rich pattern of development and introduce an active street frontage improving natural surveillance and safety.

Policy EN3 (Heritage) - The proposal would improve the condition of the building within Stevenson Square Conservation Area. The impact on the conservation area is considered in detail in this report.

Policy EN19 Waste - Conditions would ensure that the proposal is consistent with MCC waste strategy requirements.

Policy T1 (Sustainable Transport) – This highly sustainable location would increase the use of sustainable transport modes such as walking and cycling.

Policy T2 Accessible Areas of Opportunity and Need - The proposal would create employment opportunities that are accessible by a range of transport modes.

Policy DM 1 (Development Management) - Outlines a range of general issues that all development should have regard. Waste Management and Acoustic reports assess the impact on the local environment, recommend mitigation measures and conclude that the proposals would not have an adverse impact on the amenity of surrounding residents, provided appropriate mitigation is in place.

Policy CC4 – (Visitors – Tourism, Culture and Leisure) The City Centre is the focus for culture and leisure in the city region. Proposals that would improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported, as well as developments which improve facilities for visitors and residents of Manchester. The proposal would bring a vacant unit into use and increase the Northern Quarter leisure offer.

Policy CC5 (Transport) – The site is accessible by public transport and sustainable modes of travel.

Policy EN8 (Adaptation to Climate Change) - This is in a highly sustainable location. The site is in flood risk zone 1 with a low risk of flooding

### **Unitary Development Plan for the City of Manchester (1995)**

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. Saved UDP policies that are material considerations in this application are:

Saved policies DC10 (Food and Drink) and DC26 (Noise) of the UDP.

Policy DC10 relates to food and drink uses DC10.1 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 (whether or not other activities, such as a nightclub, are included), 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.

DC10.2 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 application site is within the City Centre.

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter. The application would be subject to a number of conditions to protect the amenity of residents both above the unit and nearby.

Policy DC26 relates to development and noise Policy DC26.1 - Relates to the proposals contribution to the local noise environment and the impact of existing noise sources on the development has been assessed, particularly in relation to the proposed residential units.

Policy DC26.4 - Requires that where an existing noise source might result in an adverse impact on a proposal, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. An acoustic report has been submitted alongside the application that recommends measures to reduce noise transfer.

The policy states that on the edge of centres and in close proximity to residential units, careful consideration should be given ensuring the lives of people in the local

area are not negatively affected by amenity issues. This is discussed in more detail below.

### **City Centre Strategic Plan 2015-2018 (March 2016)**

On the 2 March 2016 the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood.

This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to "shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England.

### **National Planning Policy Framework (2021)**

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and an environmental objective (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan.

Paragraphs 11 and 12 state that: "The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed." The proposed development is considered to be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons outlined below:

Section 6 – (Building a strong and competitive economy) – The proposal would support economic growth and create jobs and prosperity through construction/fit out and through the operation of the use.

Section 7 (Ensuring the Vitality of Town Centres) - The overall proposal would maximise the use of the building and increase the City Centre Food and Drink offer.

Section 9 (Promoting Sustainable Transport) – This site is in a sustainable location close to railway stations, Metrolink and bus routes. This would be sustainable development and contribute to wider sustainability and health objectives and would give people a choice about how they travel.

Section 16 (Conserving and Enhancing the Historic Environment) - The site is within the Stevenson Square Conservation Area and adjacent to the Smithfield Conservation Area. The application building is considered to be a non-designated heritage asset however the ground floor shopfront has been heavily modified. The proposal would reactivate the unit to provide an active interface with the Conservation Area.

### **Other Legislative Requirements**

S72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder

### **Principle of Development**

The is in the Northern Quarter area where restaurants and bars are considered to be acceptable in principle where they support its vitality and vibrancy and help to create a sense of place.

This unit is in a parade of similar uses. Planning permission was recently granted to use the ground floor of 64 Oldham Street as a restaurant bar (128948/FO/2020). The operating hours of premises are 1700-0330 daily.

The evening economy is an integral part of the vitality and viability of the Northern Quarter which is known for its restaurants and bars alongside day time uses.

The proposal would repurpose a vacant premises as a bar/music venue which would support the evening economy of the Northern Quarter and would be consistent with the aspirations of policies SP1 and C10 of the Core Strategy.

This remainder of this report considers the appropriateness of the elevational alternations on visual amenity including the conservation area together with any impacts on residential amenity as a result of noise and disturbance from the premises. Consideration is also given to servicing, access and waste management arrangements.

### **Visual Amenity**



The building is not listed but is in the Stevenson Square Conservation area. The upper floors retain some historic and architectural interest, but the ground floor shopfront has been modified and consists of glazing and roller shutters.

The proposal would provide activity in a vacant unit. An access door would be created to the right-hand side for the retained Use Class E unit. The existing access doors will be retained for the bar/music venue use.

The alterations are considered to be acceptable and would have a limited impact on the shopfront and a neutral impact the conservation area as a whole.

### **Noise and Residential Amenity**

The unit would occupy the ground floor and basement with apartments occupying the upper floors. There are apartments on the opposite side of Oldham Street above commercial units. This arrangement exists throughout the Northern Quarter.

The proposal would generate more noise and disturbance than the existing hairdresser due the operational aspects of the use including late opening hours. An acoustic report highlights that noise and disturbance would be created from both the fit out and occupation of the premises.

External walls and ceilings would be lined with acoustic plasterboards, with insulation in the cavity to minimise noise transfer to the upper floor apartments. A verification would be required to ensure that these measures are adequate.

The hours of use should be restricted to 02:30 and a dispersal policy would ensure that customers enter and leave the property in a neighbourly manner with minimum disturbance and nuisance and potential for antisocial behaviour and crime.

There shall also be no bottle emptying between the hours of 22:00 to 09:00.

Whilst the application only seeks opening hours from Thursday until Saturday 17.00 to 2.30, hours will be granted Monday to Wednesday 8.30 until 23.00 and during the daytime on the remaining days. This ensures an active daytime use of the unit is not precluded by the planning permission.

Environmental Health concur with the findings of the report. The mitigation measures must be in place prior to the first use of the premises with post completion testing to ensure that no further mitigation is required.

Comments and concerns have been received from local residents about noise and disturbance given the existing residential accommodation. The relationship of ground floor commercial (including late night uses) and upper floor residential accommodation is generally supported in the city centre.

There are other similar uses within proximity to the site, with 60 and 62 Oldham Street operating hours until 11pm. 64 Oldham Street operates until 3.30am. The proposed operating hours until 2.30 are consistent with other premises in the area.

Subject to the mitigation outlined above, the proposed would accord with Core Strategy policies DM1 and C10 and Saved Unitary Development Plan policies DC10 and DC26.

### **Full access and Inclusive Design**

The existing level access to the unit would be provided with accessible WC facilities on the ground floor. An access appraisal demonstrates that lift access cannot be provided to the basement. The proposal would not adversely impact on any relevant protected characteristics in accordance with S149 (Public Sector Equality Duty) of the Equality Act 2010. Although the basement area would not be accessible, the ground floor area would be including access to toilet facilities.

The proposal would therefore be consistent with sections 8 and 12 of the National Planning Policy Framework and Policies SO1, SO5, SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC14.2.

### **Waste Management**

A waste management strategy confirms that waste would be stored in the property and moved to Oldham Street on collection day. Environmental Health and Highways are satisfied with the arrangement which accord with policies DM1 and EN19 of the Core Strategy.

### **Impact on the local highway network**

There are no highways implications with the site within walking distance of sustainable transport connections. A condition seeks to secure cycle arrangements for staff and customers.

### **Crime and Security**

The use would repurpose a vacant unit activating the street frontage and contributing positively to the vitality of the area. The development would also provide natural surveillance to Oldham Street.

A Crime Impact Statement sets out recommendations to improve security including security lighting, CCTV and external alarmed doors. The proposal is consistent with policies SP1 and DM1 of the Core Strategy.

### **Conclusion**

The use is acceptable in principle and would support the evening economy. The impact on the conservation area, would be acceptable. The re-use of the vacant unit would provide an active frontage which would support the vitality of the area and create employment opportunities.

The impact on nearby residents has been carefully considered. Although it is recognised there is residential accommodation above, any impacts can be mitigated

through planning conditions. On this basis the use would not give rise to unduly harmful impacts on residential amenity by way of noise, or an increase in comings and goings that would warrant refusal.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

**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 Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the 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.

**Recommendation** Approve

### **Article 35 Declaration**

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

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

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:

Received by the City Council as Local Planning Authority on 01 October 2021:

-Location Plan

- Existing Floor Plans
- Proposed Front Elevation
- Waste Strategy Drawing
- Proposed Floor Plans
- Design & Access Statement
- Crime Impact Statement ref. 2014/0891/CIS/04

Received by the City Council as Local Planning Authority on 08 November 2021:

- Waste Management Proforma
- Email from Agent
- Proposed Section/Access

Received by the City Council as Local Planning Authority on 20 May 2022:

Noise Assessment prepared by AEC ref. P4406/R1e/NRS

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) a) Before any use hereby approved commences, the premises shall be acoustically insulated and treated fully in accordance with the recommendations within the Noise Assessment prepared by AEC ref. P4406/R1e/NRS stamped as received by the City Council as local planning authority on 20 May 2022. The approved scheme of acoustic treatment shall be maintained for the duration of the use hereby approved.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties in accordance with Core Strategy Policy DM1 and Saved UDP policy DC26.

4) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed in the Waste Management Proforma stamped as received by the City Council as local planning authority on 08 November 2021 and email from

Rebecca Thompson dated 14 February 2022 stamped as received by the City Council as local planning authority on 13th October 2015 shall be fully implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policy DM1 and EN19 of the Core Strategy for the City of Manchester.

5) The use hereby approved shall not be operated outside the following hours:-

Monday to Wednesday 8.30-23.00

Thursday to Saturday: 8.30 to 2.30

There shall also be no bottle emptying between the hours of 22:00 to 09:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

6) No loading or unloading shall be carried out on the site outside the hours of:

-09.00-15.00hrs daily

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy and saved Unitary Development Plan policies DC10.1-10.4, DC10.4, DC26.1 and DC26.5 and to prevent a negative impact on the highway network in accordance with policies SP1, T1, T2 and DM1 of the Core Strategy.

7) Prior to the first use of the development hereby approved, details of staff bicycle parking shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use and thereafter retained and maintained in accordance with the details.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying the development have a range of options in relation to transport mode, pursuant to policies CC10, T1 and T2 of the City of Manchester Core Strategy.

8) The access measures for disabled people to gain access into and throughout the premises, as set out in the Proposed section / access drawing and email from agent dated 08 November 2021 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

9) The proposed development should be designed and constructed in accordance with the recommendations contained within sections 3 and 4 of the document referenced: Crime Impact Statement ref. 2014/0891/CIS/04 received by the City Council as Local Planning Authority on 01 October 2021.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) Prior to the first use of the commercial unit, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial unit and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

### **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: 131795/FO/2021 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 :** Eve Woolstencroft  
**Telephone number :** 0161 234 4533  
**Email :** eve.woolstencroft@manchester.gov.uk

