

Application Number	Date of Appln	Committee Date	Ward
134705/FO/2022	15 Dec 2022	16 Feb 2023	Ardwick Ward

Proposal Change of use to create short stay emergency accommodation for homeless people (sui generis)

Location 247 Upper Brook Street, Manchester, M13 0HL

Applicant Mr T Keane

Agent Mrs Katie Delaney, Maybern Planning & Development Ltd

Executive summary

Proposal – The application property is currently vacant and located at the southern end of a terrace of nine two storey pitched roof houses with basement and roof space accommodation. The property has been previously used as a hostel. Whilst the immediate area is predominantly residential, a petrol filling station and convenience store are located to the south of the site and buildings relating to Manchester Royal Infirmary lie on the western side of Upper Brook Street.

A total of nine en-suite bedrooms (with a shower and WC) would be formed providing accommodation for families within reconfigured ground, first and second floors. The basement would accommodate a kitchen / dining room, living room and an office. No external alterations to the building have been proposed. A bin storage area would be located in the rear garden, which also has the capacity to accommodate cycle storage.

The applicant has confirmed that the nine proposed bedrooms would have capacity to accommodate three related people. On this basis, the property would have a maximum capacity to accommodate 27 people with some variance on levels of accommodation depending on the potential need for a single family to occupy more than one bedroom. The applicant has also confirmed:

- i. The property would be staffed 24 hours a day, 7 days a week. At least one member of staff would be present at any one time and, if required, additional staff could be drawn from the premises at 231 and 247 Upper Brook Street, which are also operated by the applicant as emergency accommodation;
- ii. Accommodation would be available for up to 8 weeks whilst more appropriate accommodation to be secured.

The development is supported by the Council's Homelessness Team (Temporary Accommodation).

Objection - One letter of objection with 15 signatures has been received and is summarised below:

- i. Whilst the need for accommodation for homeless people is acknowledged, it is considered that the area has an over proliferation of such uses, i.e., three

premises would be located within close proximity with a single terrace fronting Upper Brook Street. The formation of further homeless accommodation would undermine the character and amenities of an area that also supports family housing.

ii. There is concern regarding the future management of the application property and the levels of support provided to residents with potentially complex needs. Without appropriate support there is concern that the development would result in noise, disturbance and activity in and around the site, which would be harmful to residential amenity. These difficulties would exacerbate existing circumstances that include drug use in nearby alleyways and anti-social and intimidatory behaviour.

Key Issues

i. Managing provision of emergency accommodation for homeless families to ensure that the magnitude of the development would not unduly harm the amenities and character of the surrounding area;

ii. The provision of satisfactory operational arrangements to ensure that the development meets the needs of residents and safeguards residential amenity.

A full report is attached for Members' consideration.

Description

The application property is currently vacant and located at the southern end of a terrace of nine two storey pitched roof houses with basement and roof space accommodation. The property has been previously used as a hostel with no planning control relating to occupancy levels. The elevations of the application property predominantly consist of red brick with a slate roof punctuated with a hipped pitched dormer extension facing towards Upper Brook Street. The application property incorporates forecourt car parking accessed via Upper Brook Street. The rear of the application property incorporates a two-storey outrigger projecting into an elongated garden area. Whilst the immediate area is predominantly residential, a petrol filling station and convenience store is located to the south of the site and buildings relating to Manchester Royal Infirmary on the western side of Upper Brook Street. Double yellow lines are located on the adjacent section of Upper Brook Street. Bus stops are located immediately south of the site and to the north (on the opposite side of Upper Brook Street).

The applicant currently operates short stay emergency accommodation for homeless people at 237 Upper Brook Street (approved 5 September 2017 Ref: 116915/FO/2017) and 241 Upper Brook Street (approved 27 May 2020 Ref: 126614/FO/2020).



Fig.1 – Views to the front and rear of 247 Upper Brook Street

A total of nine en-suite bedrooms (with a shower and WC) would be formed providing accommodation for families within reconfigured ground, first and second floors. The basement would accommodate a kitchen / dining room, living room and an office. No elevational alterations are proposed. A bin storage area has been identified in the rear garden with a collection point identified in and adjacent alleyway accessed via gates in the eastern boundary.



Fig. 2 – Proposed internal layout and elevations

Site history

- i. 030083 - Change of use from bedsit accommodation to a hostel
Approved 21 January 1988
- ii. 037833 - Retrospective application for use of part of basement as restaurant
Refused 13 December 1990

Consultations

Local residents – One letter of objection with 15 signatures has been received and is summarised below:

- i. Whilst the need for accommodation for homeless people is acknowledged, it is considered that the area has an over proliferation of such uses, i.e., three premises within close proximity. The formation of further homeless accommodation would undermine the character and amenities of an area that also supports family housing.
- ii. There is concern regarding the future management of the application property and the levels of support that may be provided to residents with potentially complex needs. Without appropriate support there is concern that the development would result in noise, disturbance and activity in and around the site, which would be harmful to residential amenity. These difficulties would exacerbate existing circumstances that include drug use in nearby alleyways and anti-social and intimidatory behaviour.

Highway Services – The following comments have been received:

- i. The level of trip generation is anticipated to be similar to the previous use of the site and no impact on the operation of the highway is expected;
- ii. The site accessible by sustainable transport modes, i.e., bus services;
- iii. The existing parking area at the front of the property is to be retained with access via an established vehicular access from Upper Brook Street. This arrangement is considered to be acceptable;
- iv. Secure and sheltered cycle parking provision for a minimum of two staff / visitor cycles should be provided within the curtilage of the site;
- v. Any new boundary fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards. All gated accesses will need to provide inward opening gates to prevent adverse impact on the adopted footway or highway;
- vi. A refuse storage area has been identified at the rear of the site with a collection point on Swinton Grove. These arrangements are considered to be appropriate;
- v. Any requirements for hoarding, scaffolding and temporary traffic management arrangements should be agreed with the Council as local highways authority.

Environmental Health – The submitted waste management strategy should be supplemented with additional information to demonstrate there is sufficient bin storage capacity.

Homelessness Team (Temporary Accommodation) – Confirm that the proposed development is supported subject to the accommodation only being made available to families. Referrals to the proposed accommodation would only be made by the Council. The applicant operates two nearby properties providing emergency short stay accommodation and has previously worked with the Council. This existing accommodation is considered to be very well run without apparent operational difficulties or impact on the wider community. There is sufficient certainty that the new project will be appropriately managed.

Greater Manchester Police Design for Security – Any comments received will be reported.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. The development would respond to an identified need to support families experiencing homelessness and requiring support prior to securing more permanent housing. It is acknowledged that families being supported would potentially have complex needs and the delivery of accommodation would help to safeguard their health and well-being. The concerns of existing residents have been responded to through provision of 24 hour on-site management arrangements. This is supplemented by a condition to ensure that satisfactory physical security arrangements are incorporated into the development. Chapter 8 would thereby be accorded with.

Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

- i. The potential impact of development on transport networks can be addressed;
- ii. Provide opportunities for walking, cycling and public transport use.

Given the nature of the development, it is likely that private car usage is likely to be limited to staff working at the property and incidental visitors and deliveries. The position of double yellow lines would manage on street car parking. Existing forecourt parking within the front garden would be retained. A condition has been included to ensure that provision of secure cycle storage. The site is located on a bus route that could be utilised by staff and residents. The development would thereby satisfactorily related to Chapter 9.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG are considered to be relevant and, for the reasons outlined below, appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise;
- vii. Travel plans.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following Core Strategy policies are relevant to the development:

Policy SP 1 (Spatial Principles) - Policy SP1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- i.. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- ii.. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- ii. 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.

The development would help to address immediate and significant housing needs that requires intervention in order to safeguard families for short periods prior to appropriate re-housing. This process would, ultimately, improve individuals access to health care and employment and educational opportunities. The development would thereby comply with policy SP1.

Policy EN 9 (Green Infrastructure) - States that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Policy EN9 is relevant to the proposal as landscaping scheme condition has been recommended to ensure improvement to the existing garden area and to secure more appropriate amenity space for future residents.

Policy EN 14 (Flood Risk) - Policy EN 14 states that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. The application site is located in Flood Zone 1 and therefore there no requirement additional attenuation against flood risk.

Policy EN19 (Waste) - Policy EN19 requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site, wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

The applicant has identified a suitable location for waste storage within the enclosed rear garden within an adjacent collection point with adjoining yard area. It is considered that these arrangements, supplemented with the conditioned confirmation of bin capacities, would ensure compliance with policy EN19.

Policy H 10 (Housing for people with additional support needs) - Identifies a number of supported housing needs, including the needs of people experiencing issues with mental health and well-being. It also states that proposals for accommodation for people with additional needs will be supported where:

- i. There is not a high concentration of similar uses in the area already;
- ii. The development would contribute to the vitality and viability of the neighbourhood;
- iii. There would not be a disproportionate stress on local infrastructure, such as health facilities.

Policy H10 identifies people who may have differing forms of additional support needs, including people experiencing homelessness. It also recognises, at least in part, that the social and economic balance of a community is achieved by avoiding an over concentration of a specific type of housing in any one area. For example, changes in spending power may cause local facilities to suffer from reduced demand from certain groups. In this case, the application property is currently vacant but its former uses as a hostel could be reinstated without any formalised site management arrangements or co-ordinated health car support. The proposed development would present an opportunity for multiple occupancy to occur with enhanced on-site management arrangements and appropriate care provision delivered by outside agencies. The development would respond to a family specific housing need with satisfactory safeguards to the amenity of neighbouring residents. On balance, the development would comply with policy H10.

Policy T1 (Sustainable transport) - Policy T1 relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport.

Policy T2 (Accessible areas of opportunity and need) - Policy T2 states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 requires that appropriate car parking and cycle storage is provided

In this case that development would retain limited on-site car parking and has the capacity of secure cycle storage. The site is within a sustainable location, as it is situated on a bus route and within walking distance of the city centre and other local facilities. Given the nature of the development, private car usage and traffic generation would not be significant. Policies T1 and T2 would therefore be accorded with.

Policy DM1 (Development Management) - Policy DM1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the magnitude of the development and its impact on the character of the surrounding area;
- c. Effects on amenity;
- d. Accessibility relating to inclusive access for people with disabilities and access via sustainable transport modes;

- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

The development would be related to an existing property without the formation of any related extensions. Site management arrangements would safeguard residential amenity. The maximum number of residents can be conditioned to ensure that the development would not result in an overly intensive level of occupation. The configuration of the existing property, including its stepped entrance, would not be capable of adaptation to secure inclusive access. Appropriate security measures can be delivered. The development would also improve the existing quality of accommodation. Supplementary details relating waste management would be delivered through the recommended condition. The development would accord with policy DM1.

Unitary Development Plan (UDP) saved policies -The following saved policies are relevant to the assessment of the development:

Policy DC26 (Development and noise) - Requires that consideration be given to the likely generation of noise attributable to new development. It also identified the associated need to manage the potential impact of noise through the implementation of any identified attenuation measures. It is considered that noise related to the occupation of the development would be comparable with the previous hostel use. The development would have staff on-site on a 24-hour basis to ensure appropriate supervision, including management of noise and disturbance.

Positive and proactive engagement with the applicant - An amendment to the Development Management Order, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, officers have engaged with the applicant's agent to secure clarification of the characteristics of the proposed development and the arrangements for its management. The submitted and supplementary details have allowed the appropriate assessment of the development and its future operation.

Principle of the development – Although the application property is currently vacant, it has an established use as a hostel (*sui generis*) with permission ref: 030083 being granted in 1988. The application property could be used as a hostel and would share many characteristics with the use now proposed. However, the specific occupation by families and the associated support, on site and by outside agencies, would represent material changes requiring planning permission. The arrangements to support residents would help to minimise potential harm to residential amenity and aid the delivery of emergency family accommodation prior to a transition towards more permanent housing. The development would also bring an existing building back into active and sustainable use. In these circumstances, the principle of the development is acceptable.

Residential amenity - It is acknowledged that the intensity of the proposed occupation may have some impact in relation to additional activity and disturbance. The level of activity and associated comings and goings must be assessed against the fact that the application property could be used as a hostel with no planning control in relation to the number of occupants. It must also be noted that the adjoining property and nearby houses are in multiple occupation. A management plan for the site is also required through a recommended condition and this would ensure that there is on going management at the premises and the coordination of referrals from the Council would be ensured through the plan.

The development would be supported with a kitchen / dining room and a living room that would provide opportunities for social interaction. The site has a large garden area. A recommended condition would ensure the provision of hard and soft landscaping within the rear garden to secure the provision of outdoor amenity space and opportunities for children to play.

Site management plan – The Homelessness Team has confirmed that the applicant will need to engage with Council to determine appropriate arrangements for the operation of the development and the management of related referrals for accommodation. These details will inform the conditioned site management plan, which requires confirmation of the following:

- i. Maximum number of residents;
- ii. Occupancy by families only and maximum periods of occupation;
- iii. Arrangements for on going staffing and accommodation referrals and timings for moving in and leaving the premises.

The applicant has indicated that the nine proposed bedrooms would have capacity to accommodate three related people. On this basis, the property would therefore have a maximum capacity to accommodate 27 people with some variance on levels of accommodation depending on family size, i.e., the potential need for a single family to occupy more than one bedroom. The applicant has also confirmed:

- i. The property would be staffed 24 hours a day, 7 days a week. At least one member of staff would be presents at any one time. Id required additional staff could be drawn upon from the existing premises at 231 and 247 Upper Brook Street, if required;
- ii. Accommodation would be offered for up to 8 weeks to give time for more appropriate accommodation to be secured.

It is considered that the submitted information gives sufficient certainty that the development can be appropriately managed with finalised details delivered through the recommended condition.

Car parking, cycle storage and highways issues – The development would retain two forecourt car parking, which is a characteristic arrangement within several properties within the adjacent section of Upper Brook Street. The applicant has agreed to provide secured cycle storage and the final details of siting and appearance of the related enclosures. There is sufficient space within the garden area to accommodate cycle storage. Given the nature of the use it is considered that visits by car are likely

to be restricted to journeys by staff and support workers. The close proximity of bus stops would provide access to a sustainable mode of transport that would reduce reliance on private car usage. Visits by support workers using cars would be periodic and capable of being accommodated in nearby streets. Parking outside the application property would also be managed through the presence of double yellow lines. On balance, it is considered that traffic generation would be predictable and manageable.

Amenity space and landscaping - The existing rear garden would be retained thereby delivering amenity space and play opportunities for resident children. A condition has been recommended to ensure appropriate and proportionate landscaping and related maintenance arrangements.

Waste and recycling management – The applicant has indicated a bin storage area and a collection point adjacent the east site boundary. It would be accessed by collection vehicles via Corn Close. A condition has been recommended to supplement the submitted details and ensure sufficient waste and recycling bin capacity to proportionate to the proposed number bedrooms. The condition also requires approval of bin enclosure details. It is considered that appropriate waste management arrangements can be delivered as part of the development.

Crime and security –The applicant has confirmed that the development would be supported with CCTV cameras covering communal areas and the main entrance would incorporate an intercom system. Residents would be provided with individual room key. The comments of GM Police Design for Security have been sought. Notwithstanding the comments of the above, it is recommended that a condition has been included to ensure a review of existing security arrangements and the provision of additional measures to improve on-site security and to reduce the risk of crime.

Accessibility – The application property is accessed by steps to the front and rear. Communal areas and bedrooms would be accessed via stairs. Given the configuration the existing building, level access cannot be achieved in this instance.

Container unit – A container unit has been sited in the rear garden and referenced on the application drawings. Although the container appears to have been in place for some time, it does not benefit from planning permission. As the container is included on the application drawings, a condition has been recommended stating that its retention is not conferred should planning permission be granted.

Flood risk and drainage - The site is located in Flood Zone 1 and therefore has a low risk of flooding. The development is consistent with a residential use and therefore there would be no requirement for any additional drainage mitigation.

Conclusion - It is considered that the proposal would represent sustainable use for a currently vacant building. It would also provide accommodation that would support homeless families through the provision of emergency accommodation and facilitate a transition to more permanent housing solutions. The development would be supported with satisfactory site management to ensure that its related appropriately to existing neighbouring residential uses. On balance, the development is therefore considered to be acceptable.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers have engaged with the applicant's agent to secure clarification of the characteristics of the proposed development and the arrangements for its management. The submitted and supplementary details have allowed the appropriate assessment of the development and its future operation.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council on 9 November 2022, 15 December 2022 and 30 January 2023:

Planning application forms

Location plan with a red edge

Proposed site plan 1328

Propose floor plans and elevation Ref: 1328 detailing the provision of nine bedrooms for use as emergency accommodation for families attached to email from Maybern Planning and Development dated 30 January 2023

Covering letter from Maybern Planning and Development dated 8 November 2022.

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 for the City of Manchester.

3) The planning permission hereby granted relates to the use of 247 Upper Brook Street as a nine bedroom house for the provision of short stay emergency accommodation for homeless families (sui generis) and for no other purpose.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Before the occupation of the development, a site management plan shall be submitted to and approved in writing by the City Council as local planning authority detailing the following operational arrangements:

- i. Maximum number of residents;
- ii. Occupancy by families only and maximum periods of occupation;
- iii. Arrangements for on going staffing and accommodation referrals and timings for moving in and leaving the premises.

The approved site management plan shall be implemented upon occupation of the development and maintained in situ at all times thereafter.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision cycle storage and details of the appearance and specification of related secure enclosures. The approved scheme shall be implemented upon first occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and highway safety pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the occupation of the development, a scheme for the storage (including bin capacities for segregated waste recycling and general waste) and collection of

refuse and recycling has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of the siting and appearance of an external enclosure for the storage of segregated waste and recycling bins. The approved details shall be implemented upon occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

7) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of measures to improve on-site security and to reduce the risk of crime. The scheme shall review existing security arrangements and detail related improvements that can be incorporated into the development. The approved scheme shall be implemented prior to the occupation of the development and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

8) Before the occupation of the development, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the development is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is implemented and respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

9) Notwithstanding the detail of drawing referenced Proposed site plan 1328, the planning permission hereby granted does not confer consent for the siting of a storage container within the rear 247 Upper Brook Street.

Reason – For the avoidance of doubt and in the interests of residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

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: 134705/FO/2022 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 :	Carl Glennon
Telephone number :	0161 234 4530
Email :	carl.glennon@manchester.gov.uk

