

Application Number	Date of Appln	Committee Date	Ward
136551/FO/2023	29 Mar 2023	1 June 2023	Withington Ward

Proposal Retention of use of former Hotel (C1) as Temporary Living Accommodation for Single Homeless People (Sui Generis)

Location 393 Wilmslow Road, Manchester, M20 4WA

Applicant Dr Farrokh Jooyandeh

Agent Mr Ahmed Choudhry, NADA Architects

Executive Summary

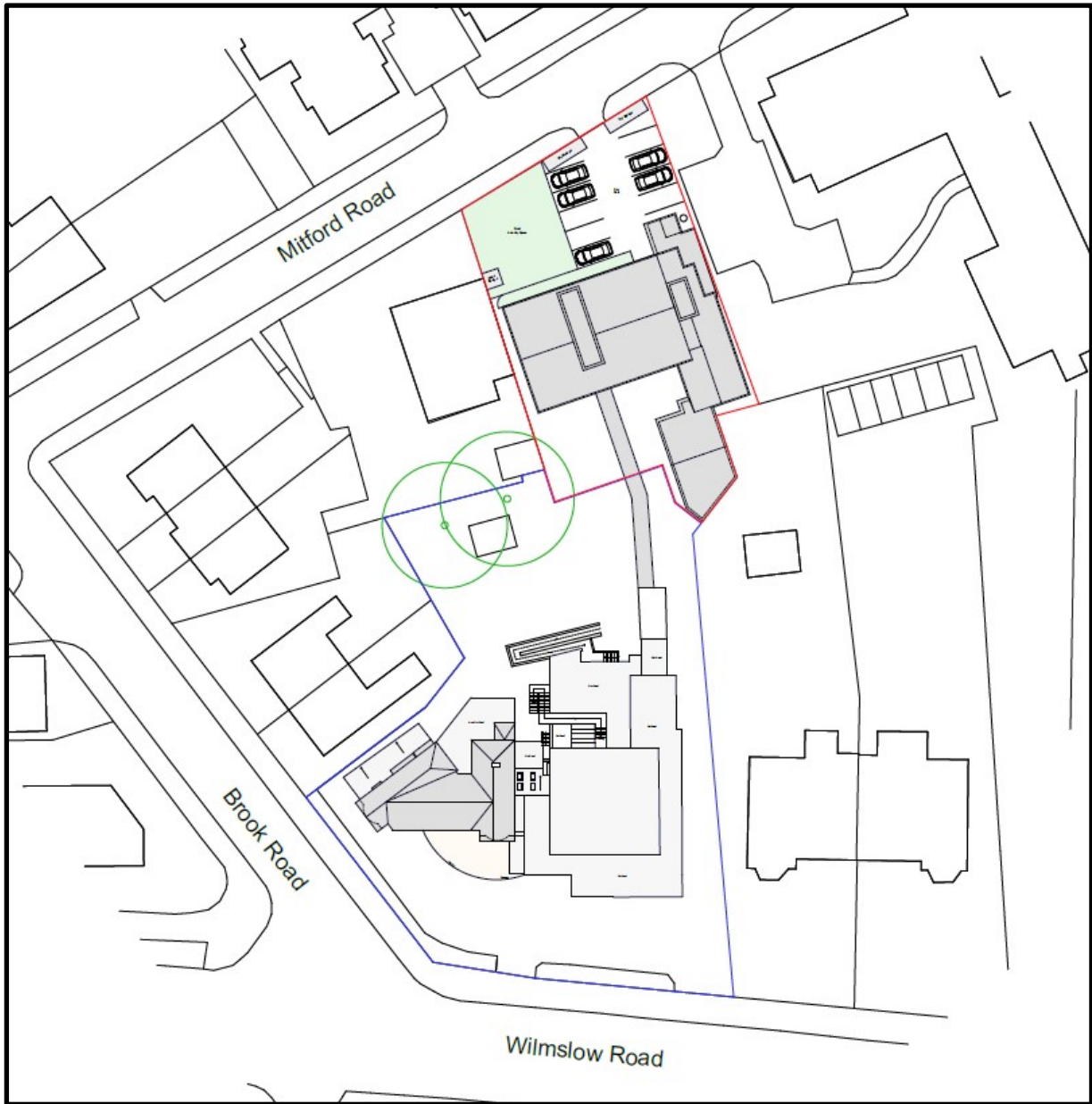
The applicant is proposing to retain the use of the property as short term residential accommodation providing 30 en-suite rooms to single homeless people. Objections have been received from 28 local residents, Fallowfield Community Guardians and South East Fallowfield Residents Group. Cllrs Wills, Gartside and Chambers support the proposal in principle subject to consideration of the issues and the attachment of appropriate conditions, as do Withington Civic Society. The main concerns raised are the over proliferation of such uses within the area and the subsequent impact of that upon the character of the area, together with the antisocial and criminal behaviour perceived to be generated by residents of Rams Lodge. The provision of satisfactory operational arrangements to ensure that the development meets the needs of residents and safeguards residential amenity.

Description

The property has historically formed an annex building linked to The Drop Inn hotel located at 393 Wilmslow Road. It is one of two buildings that occupy the site. The building that fronts onto Wilmslow Road does not form part of this application, this is to become a gym under permitted development changes, and as such the two buildings will operate completely independently of each other. It is only the building to the rear under consideration. The annex building together with the car park is accessed from Mitford Road. The building is a three- storey rectangular building constructed of a buff brick.

The 30 bedrooms are located over three floors, with the ground floor also housing admin offices, laundry room, meeting room and the commercial kitchen which serves for the needs of the residents. There is a bridge link from the annex to the main building, however this has not been used for many years, and will not be used going forward. The main building facing Wilmslow Road is currently undergoing a conversion to a gym, which sits within the same use class, and does not require planning permission. The two buildings will be operating independently of each other. There is a car park to the Mitford Road elevation which would serve the residential accommodation. There are also 4 cycle stands currently provided.

The immediate area is predominantly residential, in the form of purpose-built flat developments, family housing, houses in multiple occupation and flat conversions. A petrol filling station with a small convenience store is located to the far north of the site. To the west lies Wilmslow Road, one of the main roads into and out of the City. Wilmslow Road comprises of an eclectic mix of residential, commercial and retail properties. Site setting out plan shown below.



Proposal - The application property is currently in use as temporary residential accommodation for single homeless people. It is identified as 393 Wilmslow Road, however it is only the three storey annex to the rear which faces onto Mitford Road that is the subject of this application. The property has been previously used as a hotel.

Rams Lodge has a total of thirty en-suite bedrooms (with a shower and WC) in use providing accommodation for single persons over three floors. The ground floor also comprises of ancillary accommodation in the form of admin offices, laundry room, meeting room and commercial kitchen serving the residents.

There are physical works proposed in the replacement of all the metal framed windows for double glazed units. The current waste management arrangements will remain, as will the 9- space car park accessed from Mitford Road. Cycle storage is currently provided and the green area to the frontage is to be landscaped to improve the setting of the building and provide amenity space for the residents.

The applicant has confirmed that the 30 proposed bedrooms would have capacity to accommodate 30 single people. The applicant has also confirmed:

- i. The property would be staffed 24 hours a day, 7 days a week.
- ii. Accommodation would be available for up to 6 months whilst more appropriate permanent accommodation can be secured.
- iii. The kitchens would provide two meals a day for residents
- iv. Rooms are cleaned daily and laundry facilities are provided on the premises weekly.
- v. Access to partner agencies is available together with assistance to move residents on to settled accommodation.
- vi. Provision of a security concierge service

Consultations

Local residents – 28 representations have been received, 24 objections to the proposal and 4 supporting the proposal subject to careful consideration of the issues associated with a use of this nature and subject to the attachment of appropriate conditions. The main points of concern are as follows:

- i..Whilst the need for accommodation for homeless people is acknowledged, it is considered that the area has an over concentration of such uses, and they are in too close of a proximity to each other.
- 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 close proximity to these facilities and anti-social and intimidatory behaviour. A lot of the issues result from the bad management of facilities of this nature.

There is no effective monitoring of the behaviour of the single homeless people there, and no policing of any lawless or anti-social behaviour, in an area which already has historic issues with anti-social behaviour.

- iii. The standard of accommodation is not considered acceptable, and the support services are inadequate.

iv. We now have an overwhelming accommodation offering to transient residents in this area, including students, the homeless and young offenders. These pressures were recognised by MCC when the Article 4 direction was implemented to prevent the further loss of family homes. The atmosphere is intimidating around the proposal site, and at the shell garage which suffers from aggressive begging from the residents of these properties. There are crime related issues generated by drug dealers coming into the area to prey on these vulnerable people.

v. There hasn't been any outreach to the community and village indicating how these homeless people will be provided / cared for and returned to a permanent household. There has been no plan put forward for how any anti-social behaviour would be addressed if it were to be found coming from this populace.

Ward Members – Representations were received from Cllrs Wills, Gartside and Chambers who commented as follows- There is a great urgency to provide accommodation of this nature. However, local residents have concerns with regards to anti- social behaviour within the local area. Meetings have taken place between the management team at the Ram's Lodge, as well as with the Deputy Leader with responsibility for Homelessness, to share these concerns. Members have linked up local residents with the management team so that they can speak to them directly. This has helped to dispel some misconceptions that not all antisocial behaviour originates from these premises. It is acknowledged that there are other properties within the area providing similar services and it is recognised that this presents a huge challenge for the local area. The Council's long-term aspiration is to have specifically tailored accommodation for those experiencing homelessness, which is supported however, in the interim, use has to be made of the resources available to the City to support those most vulnerable. Therefore, as members we do not object to the proposal subject to the attachment of conditions relating to management of the property, including full and constructive work with the local community, ward members and relevant individuals and agencies. The provision of comprehensive CCTV coverage, and the management team works closely with local businesses, and in particular those businesses that sell alcohol as part of their offer.

It is hoped that with the attachment of appropriate conditions a balance can be achieved securing much needed accommodation whilst safeguarding the community as a whole.

Withington Civic Society – In principle, the Society does not object to this application. However, consideration must be given to the support arrangements for the homeless people whom the premises will accommodate and the impact on a neighbourhood already struggling with issues of noise, alcohol, littering, and other antisocial activities. It is also considered that the accommodation would appear to be substandard and unattractive.

Fallowfield Community Guardians – Object to the retention of Ram Lodge as homeless accommodation. Convinced that the concentration of supported accommodation in the vicinity of The Ram, brings significant loss of residential amenity to the permanent residents and is causing people to move away. Residents have experienced antisocial and criminal behaviour which are believed to have had

links to people being housed in these supported accommodations. Our concerns have been so great that we have had to engage with staff from Temporary Homeless Teams at MCC and have also had to involve the ASB team. Concerned that the residents being housed here do not have adequate socialising space within the premises and thus choose to hang around on local streets. Unfortunately, many of the residents have suffered trauma and have complex issues and many seem to have drug and alcohol dependencies. The effects and harm to the neighbourhood are very evident.

South East Fallowfield Residents Group – The area already has very large numbers of transient residents including high numbers of supported living homes. Believe that the retention of this hostel status would be counter to the MCC's core strategy to create 'well balanced, sustainable neighbourhoods of choice'.

Cannot cope with this level of imbalance and it is severely impacting our lives and our mental and physical wellbeing. There are high levels of alcohol dependency amongst the residents of Ram Lodge, and as they are not allowed visitors or to consume alcohol this issue is displaced onto the surrounding residential area. This is further compounded as there are in excess of 50 licensed premises in Fallowfield Village.

The property itself is an eyesore and it is considered that the standard of accommodation for the residents is very poor. The building at the front of the site facing onto Wilmslow Road has been in a bad state of repair for some time. This area is highly unsuitable for this type of accommodation.

Highway Services – In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected. The site is well accessed by sustainable modes of transport. There is parking provision for 9 vehicles on the parking area fronting Mitford Road and in addition there is an existing cycle rack for four cycles adjacent to the amenity space, the provision of parking spaces and cycle parking is considered acceptable.

Environmental Health – No objections to the proposal subject to the attachment of conditions relating to Hours of delivery and servicing, External lighting, Noise and Waste Management.

Supported Housing Monitoring Group – Fully support the proposal. The property has been operating successfully in this way for over a year.

Homelessness Services – Confirm that the proposed development is supported. Referrals into Rams Lodge are taken from the B&B Support Service as well as the Housing Solutions Service and direct from partner organisations.

Greater Manchester Police – Any comments received will be reported to the Committee.

Policies

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.

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.

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

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

Policy 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.

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 EN19 (Waste) - Policy EN19 requires consideration of the submitted details 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.

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 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 9 on-site car parking spaces and has the means for secure cycle storage. The site is within a sustainable location, as it is situated on a bus route and within walking distance of local facilities. Given the nature of the development, private car usage and traffic generation would not be significant. It is therefore considered that the proposal would accord with Policies T1 and T2.

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.

Unitary Development Plan (UDP) – 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.

Issues

Principle of the development – The application property was established as an ‘Everyone In’ site in 2020. When these sites were stepped down Homelessness Services retained Rams Lodge to continue the use of the site for vulnerable homeless adults, both male and female. Department of Levelling Up, Housing and Communities provided some Rough Sleeper initiative funding towards the continued use of the site based on positive outcomes demonstrated through the retained use of the site. The application property could be used as a hotel and would share many characteristics with the use now proposed. However, the specific occupation by single people 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 short-term accommodation prior to a transition towards more permanent housing. The development would help to address immediate and significant housing needs that requires intervention in order to safeguard individuals for short periods prior to appropriate re-housing. This process would, ultimately, improve individuals access to health care and employment and educational opportunities.

In these circumstances, the principle of the development is acceptable.

Residential amenity – The development relates 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 level of activity and associated comings and goings must be assessed against the fact that the application property could be used as a hotel with no planning control in relation to the number of occupants. It could also remove the

management control by the City Council that is part of the structure of the retained use going forward, and it could still have the same residents living at the property but without the extensive support network provided by the City Council Homelessness service and its partner agencies. It is acknowledged that there are other supported housing uses within the local area together with HMO's and student accommodation, and it is further acknowledged that there can be anti-social behaviour issues generated by uses of this nature, however, there have been assumptions made that issues of street drinking, drug taking and anti-social behaviour on the Wilmslow Road/ Withington corridor are directly related to homeless residents at the Rams Lodge. Service investigations have found previous incidents did not relate to Rams Lodge. Homelessness Services collaborate with the Anti-Social Behaviour Action Team who have indicated that the Rams Lodge under the management of Homelessness Services is a well-managed and responsible site. Regular meetings with the residents and neighbourhood groups has been offered together with 24 hour contact details of staff and security on site being shared. Additionally misconduct at or in the vicinity of the site can jeopardise continued accommodation at the site for those individuals. This means that the site being effectively managed by Homelessness Services enables the public to be assured over the responsive and responsible management of the site.

Appropriate security measures can be delivered. The development would also improve the existing quality of accommodation.

A management plan for the site is 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 small garden area, which up until now has not been widely used. A recommended condition would ensure the provision of hard and soft landscaping within the rear garden to secure the provision of outdoor amenity space. The service would develop initiatives with agencies and organisations to create a culture of increased dwell time within the building. For example, working with residents to design and create a garden with raised beds in the rear area; to develop construction projects and vegetable growing initiatives with residents. A programme of eating well, developing cooking skills and eating economically will be delivered in partnership with Cracking Good Food for residents. A programme of therapeutic arts and crafts activities will be developed with residents. The service is keen to initiate this element of the offer to clients in addition to the current approach of signposting clients into supportive organisations and charities. It is the intention of the Homelessness Service to adopt the practice used in other areas by working with community volunteers to link clients in the accommodation into wider community initiatives. This encourages respect and commitment to community cohesion and enables the establishment of a positive culture of being a good neighbour in the community. There is a desire to establish a similar approach at the Rams Lodge in the future and would welcome developing collaborative initiatives in the Fallowfield and Withington area.

Site management plan - The Homelessness Team has confirmed that the applicant will need to engage with the 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 single persons 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 thirty bedrooms would have capacity for single occupancy only. On this basis, the property would therefore have a maximum capacity to accommodate 30 people.

The applicant has also confirmed:

- i. The property would be staffed 24 hours a day, 7 days a week.
- ii. Accommodation would be offered for up to 6 months 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 the nine forecourt car parking spaces together with the four-cycle spaces. 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. On balance, it is considered that traffic generation would be predictable and manageable.

Amenity space and landscaping – The existing green space would be retained thereby delivering amenity space for residents. It is intended that the residents themselves work on the design and creation of the garden area as this is one of the activities that in supporting mental wellbeing and physical health improvement. 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 staff and residents have to log in at the reception. Residents would be provided with individual room keys.

The development would respond to an identified need to support single people experiencing homelessness and requiring support prior to securing more permanent housing. It is acknowledged that some of the people being supported would

potentially have complex needs and the delivery of accommodation would help to safeguard their health and well-being. The service has been made aware of concerns raised by nearby residents via the Anti- Social Behaviour Action Team (ASBAT) or direct with site managers of incidents of anti-social behaviour in the Withington /Wilmslow Road area.

As a good neighbour in the community, all allegations are taken seriously, concerns investigated, and any required actions are taken swiftly. The concerns have been responded to through such initiatives as provision of 24- hour on-site management arrangements, and the implementation of a robust management plan including extended support systems. This is supplemented by a condition to ensure that satisfactory physical security arrangements are incorporated into the development. The comments of GM Police Design for Security have been sought. Notwithstanding the comments of the above, it is recommended that a condition is 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 configuration of the existing property, including its level entrance, is capable of securing inclusive access.

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.

Employment- For the past three years, the City council homelessness service has secured Rams Lodge on a yearly lease arrangement. This has made it difficult to put long term strategies for the management of the property in place. Securing a lease of ten years will make this much more meaningful and achievable. It will enable continuity with staff as the retention of staff with only a yearly contract on offer has been challenging. A long- term lease strategy will enable stability and retention of the workforce by confirming permanent contracts of employment.

Visual Amenity- A longer term lease for this site will ensure that the Council only makes exclusive use of this accommodation. This approach will enable the Council's Homelessness Service to deliver a strong local presence in this residential area with commitment to working closely with the local community and neighbourhood. Entering this agreement between the Council and the proprietor will enable investment in, and improvement of the site and building. This arrangement will ensure works take place to improve and enhance the accommodation for the neighbourhood and the visual improvement of Rams Lodge when viewed within the context of the local area. Once such piece of work is the replacement of all metal framed windows for double glazed units, which will improve the carbon efficiency of the whole building and aesthetically improve the appearance.

Conclusion - It is considered that the proposal would represent a sustainable use for the building. It would also provide accommodation that would support single homeless persons through the provision of short- term accommodation rather than Bed and Breakfast accommodation. It would 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 hereby approved shall be carried out in accordance with the following drawings and documents:

(01) 001- Ground Floor Layout dated 22nd March 2023.

(02) 001-First and Second Floor Layout dated 22nd March 2023.

(03) 01- Site Setting Out Plan dated 22nd March 2023.

(04) 001- Location Plan dated 22nd March 2023.

Design and Access Statement date 22nd March 2023.

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.

2/The planning permission hereby granted relates to the use of Rams Lodge (393 Wilmslow Road) as a 30-bed unit for the provision of short stay accommodation for single homeless persons (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.

3/Within 28 days of the date of the permission hereby granted 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 single persons only and maximum periods of occupation;

iii. Arrangements for on- going staffing and accommodation referrals and timings for moving in and leaving the premises.

iv. Details of contract agreements as specified between resident and operator.

The approved site management plan shall be implemented 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.

4/Within 28 days of the date of the permission hereby approved, 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.

5/Within 28 days of the approval hereby granted, 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 including CCTV coverage and detail related improvements that can be incorporated into the development. In addition 24 hour contact details shall be displayed clearly at the site. The approved scheme shall be implemented within 2 months of the date of the approval of the detail 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.

6/Within 28 days of the approval hereby granted, 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 6 months from the date of the approval. 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.

7/Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation 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.

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: 136551/FO/2023 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
MCC Supported Housing Monitoring Group
Withington Civic Society**

Greater Manchester Police

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

Representations were received from the following third parties:

Relevant Contact Officer :	Janet Lawless
Telephone number :	0161 234 4535
Email :	janet.lawless@manchester.gov.uk

