

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
138768/VO/2023	6th Dec 2023	15th Feb 2024	Woodhouse Park Ward

**Proposal** City Council Development - Change of use of former probation centre (Class E) to homeless shelter for up to 20 homeless people (sui generis)

**Location** 258 Brownley Road, Manchester, M22 5EB

**Applicant** Mrs Gaynor Howe, Manchester City Council

**Agent** Mr Jaime Cepeda, Manchester City Council

### **Executive Summary**

The application relates to the conversion of a vacant probation centre to a homeless shelter providing 20 bedrooms for single homeless people, incorporating communal living areas, staffroom and parking.

Objections have been received from 92 local residents, together with 2 letters of support.

The main concerns raised relate to the proximity of the proposed use to a neighbouring children's day nursery and safeguarding issues; anti-social/criminal behaviour perceived to be generated by prospective residents; the use of the open space opposite and interaction with children; the impact to nearby property values and the provision of satisfactory operational arrangements, to ensure that the development does not harm the living conditions of nearby residential occupiers.

### **Description**

The application site relates to a vacant, part single, part two storey, detached building, formerly in use as a probation centre.



**Application site indicated the arrow**

The host building, which has been extended to the rear, is flanked by hard surfaces to the front and rear, with parking to the rear of the building provided via a shared access off Brownley Road.



**Aerial view of the application site, indicated by the arrow (Extract from Google Maps)**

With the exception of the application site and a neighbouring children's day nursery to the south, the immediate area is predominantly residential in character, mainly comprising two-storey terraced and semi-detached dwellinghouses, which lie adjacent to tree lined grass verges. Immediately opposite the site, to the other side of Brownley Road, is a green area of open space, beyond which is a residential estate. Neighbouring the site to the rear, is a large, 1960s multi storey office building (Delta House) which accommodates a data centre and office functions.

### **The Proposal**

Planning permission is sought to change the use of the building from a vacant probation centre (Class E) to a homeless shelter for up to 20 people (sui generis).

The accommodation would be for homeless single people with medium support needs, with provision for 20 bedspaces in total.

The proposed occupiers would have become homeless for a variety of different reasons including no fault evictions, loss of tenancy through depression/anxiety, fleeing domestic abuse, debt, employment, bereavement reaction and relationship breakdowns with family/partners amongst other reasons.

Their support needs would mean that, with the provision of temporary accommodation and support provided by Accommodation Support Workers based on

site, they would be able to move on to a settled tenancy of their own relatively quickly.

The aim of the service would be to provide safe and secure temporary accommodation for an average stay of 3 to 6 months for individual single people. Some may move on in a shorter period of time, especially if in employment. The Homeless Service would work with all clients to source settled homes of their own in the private rented sector.

The site would be staffed with Accommodation Support Workers from the Council's Homelessness In-house Temporary Accommodation Service and staffed 24 hours a day, every day. This would include 14 Accommodation Support Workers working on a 24/7 rota, security staff providing a concierge service, all managed by a Team Leader who would also be based on site. In addition, there would be a Move-On Support Worker based on site working with all clients to secure a settled move on option for all. 2 Support workers plus 1 security staff member (3 in total) would be working on site simultaneously at any one time.

A management plan has been submitted to support this application which provides a detailed set of criteria which would be put in place as part of the operation of the facility. This will be referred to within the Issues section of the report and covers the following issues:

- Maximum occupancy would be 20 people and this will not be exceeded.
- The site will provide accommodation for 20 homeless single people, male and female. The staff team will include a Move-On-Officer who will work with clients to source settled accommodation. It is envisaged that the maximum stay will be no more than 6 months. Some will move on much more quickly, especially if they are already in employment.
- There will be a no visitors policy in place for all clients. Staff have full control over who is in the building at any time. There will be a 12-midnight curfew in place.
- Referrals into the service will all come direct from the Homelessness Service, with no referrals taken from any other external agency. This ensures that only suitable people will be housed. People placed into the accommodation will be booked in during office hours of 9am and 5pm. Move out will also be co-ordinated to take place during office hours.
- All occupiers will be subject to a license agreement which they will sign up to. There will be a set of house rules which the client signs up to and a condition of on-going accommodation. Any behaviour which is in breach means that the client will need to vacate the premises.
- The contact details for the Team Leader and Team Manager will be made available to local communities and resident group representatives should any queries or concerns need to be raised. The Team Leader will work local community organisations and performance information for the site will be shared with local Members monthly. Management will liaise with neighbourhood Services, GMP and ASBAT contacts.
- The Management system will enable the reporting of complaints and resolution.

The In-House Temporary Accommodation Service manages 26 temporary accommodation sites currently across Manchester and is an experienced provider of temporary accommodation and support to homeless people.

The proposed use includes 3 on-site, staff car parking spaces (including 1 disabled space) and an additional area of 5 parking spaces, shared with the adjacent property at No. 260 Brownley Road) which should cater for any additional visitor demand. In addition, cycle storage is proposed to accommodate 6 bicycles.

### **Consultations & Notification Responses**

Local Residents/Occupiers – 92 representations objecting to the proposal have been received, together with 2 letters of support. All objections raise similar concerns that the proposed use is too close to residential dwellinghouses and to the neighbouring children's day nursery and that the proposed use would result in undue noise and disturbance and raises safeguarding issues surrounding anti-social behaviour and crime, as well as undermining local property values.

The letters of supports are provided, as long as the property is managed and supervised correctly to prevent additional social problems in the area.

Highway Services - Highways anticipate that the proposed change of use is unlikely to generate any network capacity concerns.

The site is located in an established residential/commercial area and is well accessed by bus, with services running within walking distance of the site along Simonsway and Crossacres Road. Metrolink provision can be obtained at both Robinswood Road and Crossacres Road.

The level of parking provision is considered suitable, as it is noted that service user parking demand is anticipated to be low,

An additional area of parking (5no. spaces) is shared with the adjacent property (no. 260 Brownley Road) which should cater for any additional visitor demand. The proposed EV provision is also welcomed.

A proposed cycle shelter is shown within the secure site curtilage for 6no. bicycles to cater for staff, visitors and service users. Sufficient space is available to accommodate both the cycle shelter and bins. Cycle parking demand should be monitored on an ongoing basis, with additional provision provided if necessary.

Environmental Health - – No objection in principle to the proposal. Conditions are requested in relation to the submission and agreement of a Noise Management Plan and a more detailed waste management strategy.

Homelessness Services – Confirm that the proposed development is supported.

Greater Manchester Police – A robust management plan should be created to limit any issues and reduce conflict with local residents. Any alterations should be to 'Secured by Design' standards.

## **Policy**

### **Local Development Framework**

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

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 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. The policy also requires that appropriate car parking and cycle storage is provided.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

#### Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

#### National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 2, 3, 4, 5 and 8 are considered relevant to the consideration of this application.

#### National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant section of the NPPG in this case is as follows:

*Noise* - Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

### Other material considerations

*Places for Everyone Plan* - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive committee, on the 4 October 2023, has now agreed the Main Modification and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Once the consultation has been complete, the representations received will be forwarded to the Examination team managing the Plan. The Inspectors will consider all the representations made on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning application in Manchester. The Plan and its policies must therefore be given considerable weight in the planning balance. The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car. The universities and knowledge economy, with a high concentration on the Oxford Road Corridor is identified as an internationally important location and asset.

### Issues

#### Principle

The proposed use would help to address immediate and significant housing needs that requires intervention in order to safeguard homeless 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 general principle of the development is acceptable and compliant with aforementioned policy and guidance. Specific planning matters are considered further below.

Site Layout

Internally, the proposed use at ground floor comprises 10 bedrooms, a staff office and communal kitchen/dining room to the ground floor and a further 10 bedrooms, laundry room, IT area and bathrooms to the first floor.



**Proposed site layout**

Externally, 3 off road car parking spaces are proposed, with a further 5 shared spaces should demand dictate. In addition, cycle storage and bins storage areas are proposed.

Given the constraints and size of the site and as the proposal relates to the change of use of an existing building, the proposal layout is considered satisfactory.

Residential Amenity

With the exception of the neighbouring children’s day nursery, the proposed development is situated in a predominantly residential area.

Given the location of the day nursery and the former operation of the host building as a probation centre, the immediate area is already subject to a degree of daytime activity and vehicular/pedestrian movements associated with these uses. Considering existing environmental conditions, it is not considered that there would be any significant impact in terms of noise and disturbance, as a consequence of the proposed use.



Account should also be taken of the fallback position, as re-occupation of the existing building could see the building legitimately operate for a variety of alternative commercial uses within Use Class E, including retail, offices, a health centre, restaurant, day nursery and many more. Options are also available via the prior approval procedure for conversion to residential. An alternative commercial use would most likely see a more intensive use with a subsequent increase in the levels of activity.

Notwithstanding this, the majority of representations received, raise concerns about the introduction of homeless people into the local area and consider problems could arise from anti-social behaviour and interaction with the local community, including children associated with the neighbouring day nursery.

To ensure the building is appropriately managed and as referred to above, a Site Management Plan accompanies the application, which would be key to safeguarding the amenity and safety of nearby residents.

The Plan stipulates that the proposed use would provide a maximum of 20 bedspaces for single homeless people and this occupancy would not be exceeded.

The Plan details that the building would be staffed and managed 24 hours a day by the City Council, with a staff team of 10 Accommodation Support Workers (ASW), who would work on a 24/7 rota, as well as security personnel. There will be a no visitors policy in place for all clients. Access in and out of the building would be monitored by on site staff. This would ensure control over who is in the building at any time.

Residents would be allowed to stay out from their temporary accommodation two nights a week by agreement if they chose to visit friends/family. There would be a midnight curfew in place for the site, in line with the operation of all in-house temporary accommodation sites.

To the rear of the application site within the curtilage of the grounds, is a small garden area which would be made available for the use of residents. This would be the designated outdoor smoking space as smoking within the building will not be permitted at any time and would help prevent the use of any other external areas outside of the site curtilage for such purposes. This garden area is located away from neighbouring residential properties and is not visible from the main road and screened by fencing.

Referrals into the service would come direct from the Homelessness Service. No referrals would be taken from any other external agency. This ensures that the background details of each referral can be collected and recorded by the Homelessness Service to ensure suitability.

People placed into the accommodation would be booked in during office hours 9am - 5pm. When a suitable settled accommodation offer is sourced for a client, move-out would also be co-ordinated to take place also during these hours.

All clients accommodated at Brownley Road would be subject to a license agreement which they would sign, known as a Non-Secure Tenancy Agreement and is in line with the license agreement which is operated at all City Council in-house temporary accommodation.

There would be a set of house rules which a client must sign up to as part of the license agreement. The house rules include details about maintaining property cleanliness, positive personal conduct and behaviour, and being a respectful resident at all times within the local community and neighbourhood. Any behaviour which breaches the agreement, would result in the loss of the temporary accommodation offer to that client and a requirement to immediately vacate the property without notice.

The contact details for the Team Leader and Team Manager would be made available to local communities and resident group representatives should any queries or concerns need to be raised or answered. Performance information for the site would be shared with Local Members monthly. This is in line with the approach that the service takes at other sites in the city.

The management of the service would liaise regularly with Neighbourhood Services, GMP and ASBAT. Any issues that may arise from time to time in relation to the site would be promptly addressed through an effective and collaborative local approach with all key partners.

The proposed use would encompass a management system to enable the reporting of complaints and subsequent resolution.

It should be noted that service operator is an experienced provider of accommodation support to those who are unfortunate enough to experience the upheaval of homelessness within their lives. The service aims to ensure homelessness is experienced for as short a period as possible and is unrepeatable.

Conditions have been included to ensure compliance with the Management Plan, as well as limiting the occupancy of the building. It is believed that with these measures in place, any impact to neighbouring living conditions can be satisfactorily mitigated.

### Visual Amenity

No external changes to the building are proposed as part of this application. It is anticipated however that as well as bringing the building back into effective use, the reoccupation of the building would help ensure the building is maintained and would enliven the street-scene. On this basis, it is not considered that there would be any harmful impact to visual amenity.

### Impact to the Highway

In comparison to the former use of the building as a probation centre and given that the proposed use is to accommodate homeless people, with car ownership unlikely, it is not anticipated that the proposal would give rise to any material impact to the operation of the highway as a consequence of trip generation and parking demand.

Vehicular access to the site would remain as existing and as only 3 members of staff are envisaged to be on-site at any one time, the level of proposed parking provision is considered acceptable.

On-site parking is to be supplemented by cycle storage provision to cater for 6 bicycles which would aid travel by means other than by private care. Given the nature of the use proposed, the level of provision is considered satisfactory. A condition is included to ensure the cycle storage is in place prior to the use becoming operational.

### Crime and Security

Greater Manchester Police were consulted as part of the application process and consider that provided that the proposed use follows a robust management plan to limit any issues and reduce conflict with local residents, there is no objection.

A Management Plan has been submitted as part of the application to aid with any dispute/complaint resolution and details that the site would be staffed and managed 24/7 hours a day by City Council staff as well as security personnel. A condition has been included to ensure compliance with the Plan, as well as further condition which requires details of any on-site security enhancements to be agreed. With such measures in place, it is considered that any impact of the proposed use can be satisfactorily sustained.

### Waste Management

The application includes a waste management strategy which indicates waste storage areas to the sides of the host building.

Whilst the indicative location of the bins is considered acceptable from a collection perspective, Environmental Health require further details of the anticipated volume of waste, collection frequency for each waste stream and recycling arrangements. An appropriate condition is included to ensure satisfactory arrangements are in place, prior to the use becoming operational.

### 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 is no requirement for any additional drainage mitigation.

### Climate Change

City Council policy requires that new proposals focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.

In this case, the site is situated within a highly sustainable location with decent access to a range of amenities and transport opportunities.

Given the former use of the building as a probation centre, the level of staffing would result a comparable level of vehicular movements and parking demand. The impact to local air quality is therefore considered negligible. As way of an improvement, conditions are included which require the provision of an electric vehicle charging point, as well as cycle storage provision, in order to offer a wide choice of means of travel.

### Other Matters

Concerns have been expressed by neighbouring occupiers that the proposed use would devalue their property.

It should be noted however that planning guidance maintains that is not the role of the planning system to protect individual interests or private interests of one person against the activities of another, but is intended to balance public and private development needs with the protection of amenity and the environment in the wider public interest. On this basis, the impact to neighbouring property values is not a material planning consideration.

### Conclusion

The proposed use would make efficient use of a previously developed site to provide a much-needed facility for Manchester, whilst contributing to the local economy through the retention/creation of jobs and offering social improvements.

Reoccupation of the building for an active use would also guard against any potential decline to the host building.

It is believed that that the proposal would uplift the appearance of the site and any concerns regarding the negative impacts to neighbouring living conditions can be satisfactorily managed through the operation of a Management Plan.

On this basis, the proposal is considered acceptable and compliant with the aforementioned planning policy and guidance.

### **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 polices 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. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

### **Condition(s) to be attached to decision**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced EPC -MCC-ZZ-XX-DR-B-0010 (Location Plan), MCC-B01-XX-DR-B-0020 (Proposed Ground Floor Plan), MCC-B01-XX-DR-B-0021 (Proposed First Floor Plan) and MCC-B01-XX-DR-B-0024 (External Works Site Plan), received by the City Council as Local Planning Authority on 6 December 2023 and MCC-B01-XX-DR-B-0024 (Proposed Parking) and In-Use Management Strategy, received by the City Council as Local Planning Authority on 11 January 2024.

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

3) Prior to first operation of the use hereby approved, details of measures to improve on-site security and to reduce the risk of crime shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall include

CCTV coverage and details relating to improvements that can be incorporated into the development to enhance security, as well as details of a 24-hour contact to be displayed clearly at the site. The use shall only be implemented in accordance with the agreed details.

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

4) The use hereby approved shall only be implemented in accordance with the measures detailed within the submitted Management Statement and Addendum received by the City Council as Local Planning Authority on 15 January 2024 and 29 January 2024 respectively. The Plan shall be adhered to at all times, so long as the agreed use is operational.

Reason - In the interests of public safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) 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 living conditions of nearby residential occupiers, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as Local Planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the apartments are occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

8) Notwithstanding the details submitted of the bicycle storage area indicated on drawing referenced B01-XX-DR-B-0024 (Proposed Parking), received by the City Council as Local Planning Authority on 11 January 2024, full details of the cycle parking provision and cycle store/shelter, including security measures and means of enclosure, shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to the use hereby approved becoming operational. The agreed scheme shall remain available for use so long as the use is in operation.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

9) Notwithstanding details submitted, prior to the first to the use hereby approved becoming operational, full details of an electric car charging point shall be submitted and agreed in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and shall remain available for use so long as the use is in operation.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

10) The planning permission hereby granted relates to the use of the building as a 20 bed unit for the provision of short stay accommodation for single homeless persons (sui generis) only 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 Manchester Core Strategy.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 138768/VO/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  
Greater Manchester Police (Design for Security)

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

**Relevant Contact Officer :** Steven McCoombe  
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