

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Sefa Amesu
One Manchester
Lovell House
6 Archway
Manchester
M15 5RN

Agent (if used)

Mr Josh Pearson
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Conversion of a existing single dwelling into three self-contained apartments with associated landscaping to the rear and front of the property and installation of rear dormer

Location: 1198 Stockport Road, Manchester, M19 2RA

Date of application: 8 September 2021

Application number: 131397/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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, clarification was sought in relation to the use of the premises and the standard of accommodation proposed. The proposal is considered to be acceptable and therefore determined within a timely manner, with appropriate conditions, including pre-commencement conditions that have been agreed by the applicant.

Condition(s) attached to this 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 numbered SR-BTP-00-SP-DR-A-3918_100 Location Plan, SR-BTP-00-SP-DR-A-3918_110 Site Plan as Existing, SR-BTP-00-ZZ-DR-A-3918_111 Existing Floor Plans and SR-BTP-00-ZZ-DR-A-3918_112 Existing Elevations, all stamped as received by the City Council, as Local Planning Authority, on 1 September 2021.

Completed waste management proforma, stamped as received by the City Council, as Local Planning Authority, on 8 September 2021.

Drawings numbered SR-BTP-00-ZZ-DR-A-3846_120.3 Site Plan as Proposed, SR-BTP-00-ZZ-DR-A-3846_121.2 Proposed Floor Plans, SR-BTP-00-ZZ-DR-A-3846_122.3 Proposed Elevations and SR-BTP-00-ZZ-DR-A-3846_123.3 Proposed Boundary Treatment Plan, all stamped as received by the City Council, as Local Planning Authority, on 15 February 2022.

Email from BTP Architects, dated 16 February 2022, which confirms that One Manchester are refurbishing the above property as part of Homes England's RSAP initiative, to provide 3 flats which will be used to provide accommodation for people who have been sleeping rough.

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) The materials used to construct the external elevations of the dormer/roof extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on drawings numbered SR-BTP-00-ZZ-DR-A-3846_121.2 Proposed Floor Plans and SR-BTP-00-ZZ-DR-A-3846_122.3 Proposed Elevations, stamped as received by the City Council, as Local Planning Authority, on 15 February 2022.

Reason - In the interests of the amenities of the occupiers of the neighbouring properties, pursuant to policy DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential

amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

6) Before the development commences a scheme for the storage and disposal of refuse shall be 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.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

7) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy.

8) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against traffic noise from Stockport Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the residential units are occupied. Noise survey data must include measurements taken during a rush-hour period and night time period to determine the appropriate sound insulation measures necessary.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy.

9) Before the first occupation of the apartments a scheme shall be submitted to and approved in writing by the City Council as local planning authority providing details of the appearance and specifications of the proposed bin storage arrangements. The development shall be fully implemented in accordance with the approved scheme upon first occupation of the development and maintained in situ thereafter.

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 Manchester Core Strategy.

10) Before the first occupation of the apartments a scheme shall be submitted to and approved in writing by the City Council as local planning authority providing details of the appearance and specifications of the proposed cycle storage arrangements. The development shall be fully implemented in accordance with the approved scheme upon first occupation of the development and maintained in situ thereafter.

Reason - To secure appropriate arrangements for the provision of dedicated cycle storage facilities, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

11) The boundary treatment hereby approved shall be carried out in accordance with the details indicated on drawings numbered SR-BTP-00-ZZ-DR-A-3846_120.3 Site Plan as Proposed and SR-BTP-00-ZZ-DR-A-3846_123.3 Proposed Boundary Treatment Plan, stamped as received by the City Council, as Local Planning Authority, on 15 February 2022. The boundary treatment shall be completed before the approved housing units are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

12) Prior to the occupation of the apartments hereby approved, a permanent bird and box shall be installed at the site in accordance with details to be submitted to and approved in writing by the City Council, as Local Planning Authority. The bird/bat boxes shall be thereafter retained whilst the development is occupied.

Reason - To provide bird and bat boxes to enhance the natural and local environment, pursuant to policy EN15 of the Manchester Core Strategy.

13) Before first occupation of the rear extension hereby approved, the first floor window, in the northern elevation (i.e. where a bathroom is being replaced with a bedroom), shall be fixed shut and obscurely glazed, at least up to a height of 1.7 metres above floor level, and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

14) The accommodation hereby approved shall be used in accordance with the details set out in the email from BTP Architects, dated 16 February 2022.

Reason - In the interests of the amenities of the occupiers of the neighbouring properties, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Construction/demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

- It is recommended that the apartments are fitted with a monitored alarm system with PIR monitors, it should comply with either BS EN 50131 and PD 6662 for wired systems or BS 6799 for wireless systems
- The apartment entrance doors must be compliant with and certified to BS PAS 24. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead.
- Any external bin store should be a secure, lockable and fire resistant enclosure.
- Access control should be installed at the yard gate and be operable by swipe card or fob, and not numeric key pads. It should be controlled by an audio intercom linked to the first floor flat, so that residents can vet callers to the building before allowing them access.
- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors (manual override is also permissible).
- External lighting must be provided to the side passageway and rear of the building, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.
- The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as litter removal and repair to communal areas (lighting, signage, access controls)

Whilst the development has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Date: 3 March 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.