

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

Mr N Bhatt
Apartment 705
18 Left Bank
M3 3AJ
Manchester

Agent (if used)

Mrs Clare Gascoigne
Emery Planning
Units 2 - 4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Vary of Condition 2 (Specified Plans) attached to planning permission 126026/FO/2019 to allow minor alterations to approved plans (Retrospective)

Location: 13 St John Street, Manchester, M3 4DQ

Date of application: 21 July 2021

Application number: 131148/JO/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

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) attached to this decision

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

- Existing Site Plan (Drawing 101 dated 12 July 2019 - Received 22 July 2021
- Location Plan (drawing 200 dated 12 July 2015) - Received 22 July 2021
- Existing Plans (Drawing 202 Revision A dated 12 April 2017) - Received 22 July 2021
- Existing Elevations (Drawing 203 Revision A dated 12 August 2019) - Received 22 July 2021

- Demolition Plans (Drawing 206 Revision E dated 30 September 2019) - Received 22 July 2021
- Proposed Basement Plan (Drawing 208 Revision N dated 09 September 2019) - Received 22 July 2021
- Proposed Ground Floor Plan (Drawing 209 Revision L dated 09 September 2019) - Received 22 July 2021
- Proposed First Floor Plan (Drawing 210 Revision H dated 09 September 2019) - Received 22 July 2021
- Proposed Second Floor Plan (Drawing 211 Revision J dated 30 September 2019) - Received 22 July 2021
- Proposed Elevations (Drawing 215 Revision H dated 29 July 2019) - Received 22 July 2021
- Proposed Roof Plan (Drawing 217 Revision F dated 12 August 2019) - Received 22 July 2021
- Window Refurbishment Details (Drawing 225 Revision F dated 16 October 2019) - Received 22 July 2021
- Window Schedule (Drawing 227 Revision H dated 14 October 2019) - Received 22 July 2021
- Door Schedule (Drawing 229 Revision B dated 16 January 2020) - Received 22 July 2021
- Basement Ceiling Sections (Existing & Proposed) (Drawing 230 Revision C dated 23 October 2019) - Received 07 December 2021
- Detail - Basement Footings (Drawing 250 Revision B dated 25 February 2020) - Received 22 July 2021
- Proposed Conservation Rooflight Details (Drawing 251 dated 20 May 2020) - Received 22 July 2021
- Proposed Lead Light Detail (Drawing 251 dated 07/20/20 (sic)) - Received 22 July 2021
- Existing and Proposed Sections through Party Wall (Drawing 252 Revision B dated 02 July 2020) - Received 22 July 2021
- Proposed Section Detail through Box Gutter (Drawing 253 Revision D dated 02 July 2020) - Received 22 July 2021
- Section Conservatory (Drawing 255 Revision A dated 08 November 2020) - Received 22 July 2021
- Plan/Section Details through Green Wall & Cladding Sections (Drawing 257 Revision B dated 04 September 2020) - Received 22 July 2021
- Plan/Section Details Through Green Wall & Cladding Sections (drawing 258 Revision B dated 04 September 2020) - Received 22 July 2021
- Rear Lean Too Details 01 (Drawing 259 Revision B dated 10/18/20 (sic)) - Received 22 July 2021
- Rear Lean Too Details 02 (Drawing 260 Revision B dated 10/18/20 (sic)) - Received 22 July 2021
- Rear Yard/Wall Proposals (Drawing 261 dated 01 December 2020) - Received 22 July 2021
- Acoustic Verification Report prepared by E3P (Reference 50-541-R1-1 dated 10 February 2022) - Received 10 February 2022
- Construction Management Plan (Document Ref JS/18.12.19 Prepared by J&CS Developments Ltd) - Received by the Council 19 December 2019.

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 development hereby approved gives permission for the application property to be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis 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 - To ensure an acceptable development, pursuant to policy DM1 of the 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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 10 February 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 their 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.