

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

Zerum Construction Management Ltd
C/o Agent

Agent (if used)

Nikki Sills
Zerum Consult
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Change of Use of 23 St John Street from medical consulting rooms to a single residential dwelling including associated external works

Location: 23 St John Street, Manchester, M3 4DT

Date of application: 30 September 2021

Application number: 131789/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

The applicant/agent and the local planning authority worked proactively to identify issues with the proposal and work towards solutions that allowed the development to be approved subject to conditions.

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:

o Location Plan (Drawing 6851-JMA-01-ZZ-DR-A-00-0001 Revision P02 dated 28 September 2021)

- o Site Plan (Drawing 6851-JMA-01-RL-DR-A-00-0001 Revision P01 dated 24 September 2021)
- o Existing Elevations (Drawing 6851-JMA-01-ZZ-DR-A-00-2001 Revision P01 dated 24 September 2021)
- o Existing Basement Plan (Drawing 6851-JMA-01-B1-00-0001 Revision P04 dated 24 September 2021)
- o Existing Ground Floor Plan (Drawing 6851-JMA-01-00-DR-A-00-0001 Revision P04 dated 24 September 2021)
- o Existing First Floor Plan (Drawing 6851-JMA-01-01-DR-A-00-0001 Revision P04 dated 24 September 2021)
- o Existing Second Floor Plan (Drawing 6851-JMA-01-02-DR-A-00-0001 Revision P04 dated 24 September 2021)
- o Existing Roof Plan (Drawing 6851-JMA-01-RL-DR-A-00-0001 Revision P02 dated 24 September 2021)
- o Existing Sections (Drawing 6851-JMA-01-ZZ-DR-A-00-1001 Revision P01 dated 24 September 2021)
- o Demolition Plan - Basement (Drawing 6851-JMA-01-B1-DR-A-00-0010 Revision P04 dated 17 January 2022)
- o Demolition Plan - Ground Floor (Drawing 6851-JMA-01-00-DR-A-00-0010 Revision P05 dated 25 February 2022)
- o Demolition Plan - First Floor (Drawing 6851-JMA-01-01-DR-A-00-0010 Revision P04 dated 17 January 2022)
- o Demolition Plan - Second Floor (Drawing 6851-JMA-01-02-DR-A-00-0010 Revision P04 dated 17 January 2022)
- o Proposed Sections (Drawing 6851-JMA-01-ZZ-DR-A-00-1020 Revision P01 dated 24 September 2021)
- o Proposed Elevations (Drawing 6851-JMA-01-ZZ-DR-A-00-2020 Revision P02 dated 17 January 2022)
- o Proposed Basement Plan (Drawing 6851-JMA-01-B1-DR-A-00-0020 Revision P06 dated 17 January 2022)
- o Proposed Ground Floor Plan (Drawing 6851-JMA-01-00-DR-A-00-0020 Revision P07 dated 25 February 2022)
- o Proposed First Floor Plan (Drawing 6851-JMA-01-01-DR-A-00-0020 Revision P05 dated 17 January 2022)
- o Proposed Second Floor Plan (Drawing 6851-JMA-01-02-DR-A-00-0020 Revision P06 dated 17 January 2022)
- o Proposed Roof Plan (Drawing 6851-JMA-01-RL-DR-A-00-0020 Revision P03 dated 17 January 2022)
- o Waste Management Proforma (Appendix E - Proforma for Planning Applications, dated 22 September 2021)

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.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site

- a) Full and final details and method statement of the proposed covering of the stone flag floors to the ground floor, including method of attachment and method of future removal.
- b) Full details and method statement of the sealing shut of interior doors
- c) Full and final details of the proposed alterations/insertion of the lobby to the ground floor
- d) Full details and cross sections of proposed nibs/downstands to be retained following removal of interior walls
- e) Full and final details and method statements relating to the insertion of tanking to the lower ground floor
- f) Full details and method of the refurbishment/repair/redecoration of internal features including but not limited to internal doors, windows, walls, cornicing, floor coverings (including floorboards), ceilings, plaster etc.
- g) Full and final details of dividing walls to be inserted into the property including method of attachment to historic fabric/original walls including details of any shadow gaps retained.
- h) Full and final details of the proposed M&E equipment including routing through building
- i) Full and final details and method statements for external works including but not limited to external repair and redecoration of windows, external lighting scheme including routing and location of wiring and method of attachment to external fabric.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site

5) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding streets and roads 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 potential for overheating should also be assessed and the noise insulation scheme should take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq

Where applicable (entertainment/music): Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to first occupation of the residential units, 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 consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating and in accordance to saved Policy DC26.1 of the Manchester Unitary Development Plan and Policy DM1 of the Manchester Core Strategy

6) The approved scheme for the storage and disposal of refuse 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 amenity and public health and in accordance with policies DM1 and SP1 of Manchester's Core Strategy.

7) a) 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.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority 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 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.

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of resident's cycles. It is requested that a secure and sheltered cycle store is in place.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

A refuse storage area is in place at the rear of the property. Residents will transport the bin to/from the bin store to the collection point on Camp Street on collection day. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

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

o If any new external fittings are to be installed (i.e. windows or doors) then they should be certified to Secured by Design standards.

o An intruder alarm should be installed with contacts on all external doors and with movement detectors. The alarm should be monitored by an appropriate body.

o Due to the single storey element at the rear of the development, we would recommend that these doors and windows should also be certified to Secured By Design standards

o Dusk till dawn lighting should be installed to all external doors.

o An entrance gate that leads to the rear of the property should be installed as close to the building line as possible.

NOTE: Though recommended, the applicant would need to consider whether any of the above recommendations would require either planning permission and/or listed building consent.

Date: 24 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.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022