MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr & Mrs Fareed
241 Wellington Road
Stockport
SK4 2RQ

Agent (if used)

Marco De Pol
De Pol Associates
Farington House
Staniffield Business Park
Stanifield Lane
Farington
PR25 4UA

Part 1 – Particulars of the application/development

Proposal: Change of use of the ground, first and second floors to provide 14 no. apartments (use class C3), with associated elevational alterations, reconfigured car parking area and landscaping

Location: Graphic House, 308 Moseley Road, Manchester, M19 2LH

Date of application: 23 April 2021

Application number: 130081/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

In this case, 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. Officers have engaged in discussion with the applicant's agent, to determine if an appropriate magnitude of the development can be achieved within the constraints of the existing building. The submitted and supplementary information has allowed the satisfactory assessment of the development.

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 stamped as received by the City Council as local planning authority on 16 April 2021, 9 June 2021, 7 October 2021, 20 October 2021 and 17 November 2021:

Planning application forms (amended by email from 7 October 20201 from De Pol Associates confirming the proposed 14 apartments within existing building)

Location Plan 2003101_PL_001
Existing GA Ground Floor 2003101_PL_002
Existing GA First & Second Floor 2003101_PL_003
Existing GA Elevations 2003101_PL_004
Existing Boundary Treatment 2003101_PL_005
Proposed GA Site plan 2003101_PL_006 Rev C
Proposed GA Ground Floor 2003101_PL_007 Rev C
Proposed GA First Floor 2003101_PL_008 Rev D
Proposed GA Front Elevation 2003101_PL_010 Rev C
Bin collection 2003101_PL_012 Rev B
Proposed GA Rear Elevation 2003101_PL_013 Rev B
Proposed GA Side Elevation 2003101_PL_014 Rev B
Proposed GA Street Elevation 2003101_PL_015 Rev B
Proposed GA Section 2003101_PL_016 Rev B
Proposed GA Second Floor 2003101_PL_017 Rev B

Planning Statement 308 Moseley Road Manchester M19 2LH by De Pol Associates dated April 2021 (amended by the approved drawings)
Crime Impact Statement 308 Moseley Road Levenshulme dated 22 April 2021 URN: 2021/1072/CIS/01 by GM Police Design for Security.
Air Quality Assessment Moseley Road, Manchester Client: Z and N Fareed Partnership Reference: 4406r1 Date: 26th March 2021 by Redmore Environmental dated 16 April 2021
Transport Statement Proposed Residential Development, Moseley Road, Manchester Studio Tashkeel Ltd October 2021 Doc Ref: CT/200880/TS/02 by SCP
Residential Acoustic Survey dated 1 April 2021 Site 308 Moseley Road Levenshulme Report No: 10899 by Braiden Acoustics.

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 for the City of Manchester

3) Doors to be installed into the rear (southern) elevation of the building, including frames and glazing, shall match the appearance existing principal doors and window frames. Any remediation required to the elevations following the insertion of new door opening shall be undertaken using matching materials and shall be maintained in situ at all times, along with the new doors, following the first occupation of the development.

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 for the City of Manchester.

4) The authorised development relates to 6 x one bedroom and 8 x two bedroom apartments (Class C3) with ancillary accommodation and car parking and for no other purpose.

Reason - To safeguard the amenities of the occupiers of occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

5) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

i. Display of an emergency contact number;
ii. Confirmation of construction working hours;
iii. Details of wheel washing;
iv. Compound locations where relevant;
v. Location, removal and recycling of waste;
vi. Routing strategy and swept path analysis;
vii. Parking of construction vehicles and staff;
viii. Sheeting over of construction vehicles.
ix. Parking of construction vehicles and staff;
x. Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester

7) Before the occupation of the development, the car parking area shall be surfaced and demarcated and associated grassed landscaping areas laid out in accordance with the details of drawing referenced: Proposed GA Site plan 2003101_PL_006 Rev C. Upon occupation of the building, the car parking and landscaping areas shall be made available for use in accordance with the authorised Class C3 use only and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuit to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

8) Before the occupation of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the storage of cycles, including the siting, elevational details and capacity of secure and covered enclosures. The approved details shall be in installed before the first occupation of the development and maintained in situ

thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) The authorised development shall be designed and constructed in accordance with the recommendations contained within section 3.3 of document referenced: Crime Impact Statement 308 Moseley Road Levenshulme dated 22 April 2021 URN: 2021/1072/CIS/01 by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

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.

10) Before the first occupation of the authorised apartments (Class C3), a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i. The measures proposed to be taken to reduce dependency on the private car by those residing the development
ii. A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii. Mechanisms for the implementation of the measures to reduce dependency on the private car
iv. Measures for the delivery of specified travel plan services
v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and the Guide to Development in Manchester SPD (2007).

11) Before the occupation of the development authorised apartments and in addition to the detail of document ref: Air Quality Assessment Moseley Road, Manchester Reference: 4406r1 Date: 26th March 2021 by Redmore Environmental dated 16 April 2021 (paragraph 5.3.8 - Table 19 Good Design Principles, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to: the appearance and specification of the two electric vehicle (EV) charging points as shown on drawing ref: Proposed GA Site plan 2003101_PL_006 Rev C, including the attainment of an operating capacity of 7Kw/H. The EV charging points shall be installed

in accordance with the approved drawing before occupation of the apartments and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) Before the occupation of the development the details of drawing ref: Proposed GA Site plan 2003101_PL_006 Rev C, a scheme shall be submitted to and a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the storage of segregated waste and recycling, including the appearance and capacity of bin enclosures, the arrangements for the presentation and return of bins on collection days and confirmation of a wate collection contract. The approved details shall be implemented in full upon occupation of the development and maintained in 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 Core Strategy for the City of Manchester.

13) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing boundary treatments to the site perimeter, including details of railings, walls and gates. The development shall be fully implemented in accordance with approved scheme prior to the occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

14) a) Before the occupation of the development the details and specifications contained in document ref: Residential Acoustic Survey dated 1 April 2021 Site 308 Moseley Road Levenshulme Report No: 10899 by Braiden Acoustics shall be fully implemented.

b) Prior to first occupation of the apartments, a verification report shall be submitted to and approved in writing by the City Council as local planning authority in order 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.

The development shall be undertaken in accordance with the agreed details at all times thereafter.

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 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

15) a) Before the first occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the design and installation of external lighting including measures to control glare and overspill onto nearby residential properties.

b) Prior to occupation 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 light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester

16) The first and second floor bathroom windows in the side (west) shall achieve a glazing specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, which shall be implemented prior to the first occupation of the development and maintained in situ thereafter.

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

17) Before the occupation of the development, a scheme showing the provision of inclusive access to ground floor front and rear entrances to the building and respective apartments shall be submitted to and approved by the City Council as local planning authority. The agreed scheme shall include details of levels, ramp gradients, threshold specifications and any required balustrades and railings to external doors and shall be implemented as part of the authorised development prior to the first occupation of the apartments and maintained in situ thereafter.

Reason - To ensure that satisfactory and inclusive access is provided by reference to the provisions of policy DM1 of the Core Strategy for the City of Manchester.

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

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

The applicant should be advised that any continuing requirements for licensing 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).

Council records highlight that the underground Fallowfield Brook is located within close proximity to the site (approximately 13m to the north of the site). While these records are frequently updated to ensure the highest level of accuracy the precise location of Council underground assets cannot be guaranteed. It is recommended that on-site contractor remains observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and Council should be contacted immediately.

Date: 18 November 2021

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 of 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.