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 Sabeel Sharif
The Guinness Partnership
Bower House
1 Stable Street
Oldham
OL9 7LH

Agent (if used)

Mr Clive Part
Bowker Sadler Architecture
Hatherlow House
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Variation of planning conditions 2, 5 and 23 of planning permission 126281/FO/2020 to make alterations to the location of the driveway for plot 1

Location: Land At Dob Brook Close , Manchester, M40 1DB

Date of application: 28 October 2021

Application number: 132067/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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) attached to this decision

1) The development hereby approved must be begun not later than 24 August 2023.

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 (references to be included) and stamped as received by the City Council on: 19 February 2020, 05 March 2020, 01 June 2020 and 28 October 2021.
Planning application forms;
Drawings Referenced:
1011
1012
1013
1014
1015
1016
1017
1040
1040
01 E (Landscape GA)
02 C (Detailed Planting Proposals)
103 G (External Works GA- Surface Finishes)
120 E (S38/S278 Adopted Highway Plan)
2010 D (Site Plan- Proposed)
101 E (External Works GA Foul Surface Water Drainage)
102 C (External Works GA- Falls, Levels, Retain…)
111 B (S104 Drainage Plan)
-Arboricultural Implications Assessment ref. TRE/DBC
-Energy statement Ref: Z37220.1 dated 03 March 2020
-Affordable housing statement, Dob Brook Close, Newton Heath Manchester M40 1DB
-Air Quality Assessment ref. 30817-SRL-RP-YQ-01-P01
-Ecological Assessment Report dated 3rd July 2019
-Crime Impact Statement ref. 2020/0097/CIS/01
-Acoustic Report ref. 30817-SRL-RP-YA-001-S3-P1
- Knotweed Management Plan Remediation Report ref. JKLE16694
-Storm Sewer Design prepared by WML Consulting Ltd dated Feb 20
-Drainage Strategy Plan
-Phase 1 Desk Study and Preliminary Geoenvironmental Assessment Report Reference:
8948G-WML-00-XX-RP-G-0001
-Ground Gas Risk Assessment Ref: 8948G/TPB/SCS
-Phase 2 Geo-environmental Investigation and Assessment Report Reference: 8948G-WML-
00-XX RP-G-0002

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) The development hereby approved shall be implemented in accordance with the previously approved materials:
-Ibstock Bradgate Claret Red Brick
-Ibstock New Ivanhoe Cream Brick
-Michelmersh Black Smooth Brick
-Fibre cement board, Dark Grey (feature gables and soffit lining to rear elevation of Block 3)
-UPVC Window RAL 7016

-Dark Grey uPVC fascias & soffits with black rainwater goods
-Paving -Tobermore Textured paving flags in Buff
-Parking Bays - Block paving Tobermore Tegular in Slate,
stamped as received by the Local Planning Authority on the 24 May 2021. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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, EN1 and DM1 of the Core Strategy for the City of
Manchester.

4) The windows reveals shall be carried out in accordance with drawing ref. 1040 stamped as received by the City Council, as Local Planning Authority on the 19 February 2020. For the avoidance of doubt the window reveal should be minimum 175mm deep.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

5) 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 windows shall be inserted into the elevations of the dwellinghouses hereby
approved other than those shown on the approved drawings referenced:
1011
1012
1013
1014
1015
1016
1017
1040
01 E (Landscape GA)
02 C (Detailed Planting Proposals)
103 G (External Works GA- Surface Finishes)
120 E (S38/S278 Adopted Highway Plan)
2010 D (Site Plan- Proposed)
101 E (External Works GA Foul Surface Water Drainage)
102 C (External Works GA- Falls, Levels, Retain…)
111 B (S104 Drainage Plan)

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

6) 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 garages, extensions, roof alterations, porches or outbuildings shall be erected
other than those expressly authorised by this permission.

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

7) The proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of document referenced: Crime Impact Statement Reference: 2020/0097/CIS/01 VERSION A: dated 02 March 2020. The development
shall only be carried out in accordance with these approved details and prior to the first occupation of the development written confirmation of that 'Secured by Design' accreditation has been achieved shall be submitted for approval in writing by the City Council as Local Planning Authority.

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.

8) The development hereby approved shall be implemented in accordance with the previously approved Construction Management Plan, as shown on the document PLP Construction Ltd Dob Brook Close Construction Method Statement, stamped as received by the Local Planning Authority on the 24 May 2021. 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.

9) Prior to the first occupation of the development hereby approved, full detailed designs (including specifications) of all highways works shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include:
-Parking controls through a Traffic Regulation Order on the new estate road
-Footway resurfacing for the development perimeter on the south side of Dob Brook Close
The development shall be implemented in accordance with the approved details and be in place
prior to any residential property within the development being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

10) The development hereby approved shall be implemented in accordance with the previously approved Waste Management Plan, as shown on the documents and drawings Waste Management Proforma and Proposed Site Plan drawing ref. 2010, stamped as received by the Local Planning Authority on the 24 May 2021. 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 amenity and public health pursuant to Policy DM1 and SP1 ofManchester's Local Development Framework: The Manchester Core Strategy.

11) Before the occupation of the development, car parking areas shown on drawing Site Plan- Proposed- 2010 D, received via email by the City Council as LPA on 28 October 2021, shall be surfaced and made available for use. The car parking spaces shall be maintained
in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) The development hereby approved shall be implemented in accordance with the previously approved Drainage information, as shown on the documents and drawings
-Surface Water Drainage Design referenced JSD/J072 dated April 2021 stamped as received on 24 May 2021.
-(Revision A) received on 24 May 2021.
-S104 - Dobb Brook Close, Manchester - PLP Construction - 4200039419
-External Works G.A. Foul Surface Water Drainage ref J071/ 101 Rev B stamped as received on 07 June 2021
-Email from Clive Part dated 23 August 2021
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.

MCC records highlight that an unnamed historic watercourse traversed the site which may increase the risk of a culvert being present beneath the site. The applicant conducted site investigation to investigate the possible culvert onsite, which found no evidence of a culvert. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain 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 MCC should be contacted immediately.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

13) Prior to the first occupation of the development details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and for approval by the City Council as local planning authority.
For the avoidance of doubt this shall include:
-Verification report providing photographic evidence of construction as per design drawings;
-As built construction drawings if different from design construction drawings;
-Management and maintenance plan for the lifetime of the development which shall include the
arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its
lifetime.
The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

14) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Oldham Road, the nearby scrap yard or otherwise noise generating uses shall be submitted to and approved in writing by the City Council as local
planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Oldham Road or otherwise noise generating uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

15) Upon completion of the development and before first occupation of the development, a verification report shall be submitted for approval in writing the City Council as Local Planning Authority 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 internal noise criteria has 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 additional
mitigation measures shall be implemented within a timescale to be agreed with the City Council as Local Planning Authority.

Reason - To secure a reduction in noise from Oldham Road or otherwise noise generating uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

16) The development hereby approved shall be implemented in accordance with the previously approved Ground Conditions information, as shown on the document Ground Tech Consulting Remediation Specification dated September 2021 ref. GRO-21052-2396 received by the City Council as Local Planning Authority on 16 September 2021. 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 - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

17) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority prior to the first occupation of the development hereby approved.
In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

18) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs 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 the provision of accommodation that is suitable for people living as families pursuant to paragraph 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 Core Strategy for the City of Manchester.

19) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

20) 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 provision, position and specification of 7kW electric vehicle charging points to each property. The development shall be fully implemented in accordance with the approved scheme prior to the occupation of the authorised development and maintained in situ thereafter. For the avoidance of doubt this shall include a fast charging point for each dwelling.

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.

21) The development hereby approved shall be carried out in accordance with the submitted Energy statement Ref: Z37220.1 dated 03 March 2020 and stamped as received by the City Council, as Local Planning Authority, on 05 March 2020. For the avoidance of doubt this shall
achieve a minimum of 11.3% reduction from Part L1 of the 2016 Building Regulations for Co2 emissions rate. A post construction review certificate / statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the
National Planning Policy Framework.

22) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans drawing ref Landscape GA received via email by the City Council as LPA on 28 October 2021 and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

23) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the approved plans:
01 E (Landscape GA)
02 C (Detailed Planting Proposals)
120 E (S38/S278 Adopted Highway Plan)
2010 D (Site Plan- Proposed)
shall be implemented prior to the first occupation of the development hereby approved.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

24) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

25) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

26) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bat and bird boxes and swift bricks at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved
details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for bats and birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision
equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) Notwithstanding the submitted information, prior to the first occupation of the development, the siting, scale and appearance of a suitable cycle store for each dwelling shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interests of residential amenity and to encourage the adoption of sustainable transportation options, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

29) The development hereby approved shall be implemented in accordance with the previously approved Driveway Drainage information, as shown on the documents
-Surface Water Drainage Design referenced JSD/J072 dated April 2021 stamped as received on 24 May 2021.
-(Revision A) received on 24 May 2021.
-S104 - Dobb Brook Close, Manchester - PLP Construction - 4200039419
-External Works G.A. Foul Surface Water Drainage ref J071/ 101 Rev B stamped as received on 07 June 2021
-Email from Clive Part dated 23 August 2021.
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 - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

30) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

31) The development hereby approved shall be implemented in accordance with the previously approved Affordable Housing information, as shown in Affordable Housing Statement Dob Brook Close, Newton Heath Manchester M40 1DB stamped as received on 20 September 2020. 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 order to provide affordable housing at the site in accordance with policy H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

32) The development hereby approved shall be implemented in accordance with the previously approved Japanese Knotweed information, as shown in the Knotweed Management Plan Remediation Report project no. JKLE16694.3 stamped as received by the City Council as Local Planning Authority on 17 February 2021.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 - To prevent the spread of Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

33) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the

City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies 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.

The applicant/developer is advised to contact The Third Party Works Team on 01782 779909 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust"

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 L Aeq (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 L Aeq
Gardens and terraces (daytime) 55 dB L Aeq
With regards to the acoustic report by SRL dated Jan 20, ref: 30817-SRL-RP-YA-001-S3- P1, there are concerns that the scrap yard did not produce any significant data

during therecordings, further confirmation is needed why this is and likely noise in the future should be
discussed.
The report should document, which windows can open and show dB levels inside these rooms, and which rooms will need mechanical ventilation. The mechanical ventilation should be detailed. Regarding the LAMAX, more data is needed to show that this will not exceed 15 occasion. There is not very much data provided and only 10 min recordings were taken, justification is needed for this and it maybe that more data is required.

Date: 26 January 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.