

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

Move Direct Ltd
711 Stockport Road
Manchester
M19 3AG

Agent (if used)

Mr David Ormesher
Holborow and Ormesher
Station House
Adams Hill
WA16 6DN

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey rear extension to be used in connection with ground floor office use (Class E) and formation of 1 x two bedroom apartment at first floor and 1 x studio apartment, alterations to shopfront in connection with formation of access to apartments and installation of roller shutters to shopfront and rear doorway to extension

Location: 711 Stockport Road, Manchester, M19 3AG

Date of application: 23 September 2021

Application number: 129162/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. Discussions have been undertaken with the applicant to have ensure that the submitted drawings and supporting information accords with the implemented development. The arrangements for waste management have also been satisfactorily clarified. The submitted and supplementary details have facilitated the appropriate assessment of the proposed 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:

Planning application forms (received 20 January 2021 and addendum to section 17 received on 26 January 2021)

Location plan with a red edge (received 21 September 2021)

Proposed floor plans Ref: 2141/20/01 Rev C (received 15 February 2021)

Proposed elevations Ref: 2141/20/02 Rev E (received 4 May 2021)

Existing plans and elevations Ref: 2141/20/03 (received 20 January 2021)

Proposed rear gate Ref: 2141/00/05A (received 4 May 2021)

Waste Management Proforma (received 20 January 2021)

Photograph attached to Holborrow- Ormesher email dated 23 March 2021 detailing the specification of the installed roller shutter and housing boxes with a perforated grey finish installed to the ground floor Stockport Road elevation.

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 materials to be used in the construction of the authorised development, including bricks and roofing materials, together with the method of coursing and pointing, shall match the existing building, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The planning permission hereby granted relates to the use of the ground floor as single Class E unit and the formation one self-contained apartment (Class C3) related to the respective first and second floors of 711 Stockport Road (2 apartments in total).

Reason - In the interests of residential amenity and to ensure the satisfactory implementation of the development pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The premises shall not be open outside the following hours:

Monday to Saturday: 9.00aam to 6.00 pm;

Sunday and Bank holidays: 11.00 am to 5.00 pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 7.30 am to 8.00 pm;

Sunday and Bank Holidays: No deliveries/waste collections.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

7) The authorised ground floor extension shall not be used (or sub-divided) to form a separate unit and shall only be used in conjunction with the existing business at ground floor level, as identified on drawing referenced Proposed floor plans Ref: 2141/20/01 Rev C and Proposed elevations Ref: 2141/20/02 Rev E for purposes permitted under Class E 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 2020.

Reason - To safeguard the amenities of the 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.

8) The roller shutters and housing boxes installed to the ground floor Stockport Road elevation of 711 Stockport Road shall be maintained in accordance with the following approved details:

- i. Drawing referenced: Proposed elevations Ref: 2141/20/02 Rev E;
- ii. Photograph attached to Holborrow-Ormesher email dated 23 March 2021 detailing the specification of the installed roller shutter and housing boxes with a perforated grey finish installed to the ground floor Stockport Road elevation.

Reason - To safeguard the amenities of the occupiers of nearby residential properties and the quality of the streetscene, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy E3.3 of the Unitary Development Plan.

9) Before the authorised ground floor extension is brought into use, a drawing detailing the specification, perforation and appearance of roller shutters and housing boxes relation to the rear elevation of the authorised extension as shown on drawings referenced: Proposed elevations Ref: 2141/20/02 Rev E shall be submitted to and approved in writing by the City Council as local planning authority . The approved details shall be fully implemented in accordance with approved details, to an agreed timescale and maintained in situ at all times thereafter.

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

10) Before the authorised ground floor extension is brought into use, the steel panelled gates as shown on drawing Ref: 2141/00/05A shall be implemented and the installed roller shutters and housing boxes removed. The gates shall be maintained in situ at all times thereafter and the roller shutters and housing boxes shall not be reinstated.

Reason - In the interest of residential and visual amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

11) Before the apartments hereby approved are occupied, details shall be submitted to and approved in writing by the City Council as local planning authority relating to the siting and appearance of the lockable enclosures for the storage of the segregated waste and recycling bins relating to the respective office (Class E) and apartments (Class C3) and incorporating the bin capacities set out in document referenced Waste Management Proforma (received 20 January 2021). The approved details shall be implemented to and agree timescale and maintained in situ at all times 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.

12) Before the apartments hereby approved are occupied, details of the design, and appearance of the cycle store as on drawing referenced: Proposed floor plans Ref: 2141/20/01 Rev C shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

13) Before the first occupation of the authorised apartments, a scheme for acoustically insulating the residential accommodation against noise from Stockport Road and any other identified noise sources shall be submitted to and approved in writing by the City Council as local planning authority.

Upon completion of the implementation of the approved scheme, 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 report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

The approved noise insulation scheme shall be completed before any of the apartments are occupied and maintained in situ thereafter.

Reason - To secure a reduction in noise from Stockport Road and any other identified noise sources in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester.

14) Before the installation of any required external plant or equipment required in support of the authorised Class E use, details of its design, specification, siting and appearance shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The development shall be implemented in accordance with approved details, to an agreed timescale and maintained in situ thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and 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

It is considered that the development is implemented with reference to the following guidance:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

It is recommended that the development incorporates satisfactory security measures to reduce the potential risk of crime, including:

- i. The apartments should be fitted with a monitored alarm system with PIR monitors, compliant with:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ii. The apartment entrance doors should be compliant with BS PAS 24 and include door viewers.
- iii. First floor apartment living room windows should be certified to BS PAS 24.
- iv. The access to the main entrance should be operable by swipe card or fob.
- v. Lighting - Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors. External lighting should also be provided to the side passageway and rear of the building.

Bats - Whilst the building to be converted is low risk for bats, it is an offence to disturb, harm or kill bats. If a bat(s) 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.

Nesting Birds - 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. If a nesting bird(s) is suspected/found work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

The planning permission hereby granted does not confer consent for the display of advertisements.

Date: 15 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 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.