

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

Mrs S Rashid
175 Kings Road
Manchester
M16 0FL

Agent (if used)

Mr Stephen Nicholls
Richmond Consultants
63 Ellwood Road
Stockport
SK1 4BE

Part 1 – Particulars of the application/development

Proposal: Erection of a two storey rear extension in connection with the formation of 3 no. flats

Location: 805 Stockport Road, Manchester, M19 3BS

Date of application: 22 September 2021

Application number: 131610/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 clarify the potential arrangements for waste and recycling management and cycle storage. The submission of supplementary information has enabled the proposed development to be appropriately assessed.

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 9 September 2021, 22 September 2021 and 26 October 2021:

Planning application forms

Location plan with a red edge

Existing floor plans Ref: 09-21-SR100 Rev B

Proposed floor plans Ref: 09-21-SR101 Rev D

Building sections (existing) Ref: 09-21-SR102 Rev A

Existing elevations Ref: 09-21-SR103 Rev A

Proposed elevations Ref: 09-21-SR104 Rev B

Design and Access Statement

Site Photographs - 805 Stockport Road

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 extended first and second floors of 805 Stockport Road as 1 x two bedroom and 2 x one bedroom apartment (Class C3) (3 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) Before the first occupation of the authorised development, details shall be submitted to and approved in writing by the City Council as local planning authority detailing the capacity, siting and appearance of a lockable enclosure for the storage of the segregated waste and recycling bins relating to the authorised apartments (Class C3). 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.

6) Before the first occupation of the authorised development and notwithstanding the detail of drawing ref: Proposed floor plans Ref: 09-21-SR101 Rev D, details of the design, capacity and appearance of the cycle store to be located in the rear yard shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented as part of the agreed waste management strategy 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.

7) Before the first occupation of the authorised development, 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

8) Before first occupation of the of the apartments hereby approved, the windows in the first floor north elevation of 805 Stockport Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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.

9) Before first occupation of the of the apartments hereby approved, details shall be submitted to and approved in writing by the City Council as local planning authority relating to the design, appearance and specification gates, to be positioned in the openings to the eastern boundary wall forming curtilage of 805 Stockport Road as shown on drawing ref: Proposed floor plans Ref: 09-21-SR101 Rev D. The approved details shall be fully implemented before the occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity, security and to reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

10) a) Before the first occupation of the apartments hereby approved,, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating 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 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 - 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

It is recommended that improvements be made to the design and construction of the drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

The application site is within the Manchester Air Quality Management Area and the map available at: <https://uk-air.defra.gov.uk/aqma/maps>) should be referenced when considering mitigation measures to safeguarding residential amenity.

Date: 17 November 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.