

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

Mr Edward Gee
CG Recovery Limited
Gregs Building
1 Booth Street
Manchester
M2 4DU

Agent (if used)

Mr Ellie Philcox
Euan Kellie Property Solutions
Landmark House
Station Road
SK8 7BS

Part 1 – Particulars of the application/development

Proposal: Erection of single storey rear extension with roof lights, following demolition of existing single storey rear extensions and other external alterations to application property to facilitate renovation conversion of building to offices

Location: 27 Byrom Street, Manchester, M3 4PF

Date of application: 16 August 2021

Application number: 131376/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application

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:

- Location and Existing Site Plan (27_0001) - Received 16 August 2021
- Existing Basement Plan (27_0010) - Received 16 August 2021

- Existing Ground Floor Plan (27_0011) - Received 16 August 2021
- Existing First Floor Plan (27_0012) - Received 16 August 2021
- Existing Second Floor Plan (27_0013) - Received 16 August 2021
- Existing Roof Plan (27_0014) - Received 16 August 2021
- Existing Front & Rear Elevations (27_0210) - Received 15 December 2021
- Ground Floor Demolition Plan (27_0021 Rev B) - Received 04 November 2021
- First Floor Demolition Plan (27_0022 Rev B) - Received 04 November 2021
- Second Floor Demolition Plan (27_0023 Rev B) - Received 04 November 2021
- Proposed Basement Plan (27_0100) - Received 04 November 2021
- Proposed Ground Floor Plan (27_0101 Rev B) - Received 04 November 2021
- Proposed First Floor Plan (27_0102 Rev B) - Received 04 November 2021
- Proposed Second Floor Plan (27_0103 Rev A) - Received 04 November 2021
- Proposed Roof Plan (27_0104 Rev A) - Received 04 November 2021
- Existing Front and Rear Elevations (27_0200 Rev B) - Received 04 November 2021
- Existing North and South Elevations (27_0201) - Received 16 August 2021
- Proposed Front and Rear Elevations (27_0250 Rev A) - Received 04 November 2021
- Proposed North and South Elevations (27_0251 Rev A) - Received 04 November 2021
- Existing Section A & B (27_0300) - Received 16 August 2021
- Existing Section C (27_0301) - Received 16 August 2021
- Existing Section D (27_0302) - Received 16 August 2021
- Existing Section E (27_0303) - Received 16 August 2021
- Proposed Sections A & B (27_0350 Rev A) - Received 04 November 2021
- Proposed Section C (27_0351 Rev A) - Received 09 December 2021
- Proposed Section D (27_0352 Rev A) - Received 04 November 2021
- Proposed Section E (27_0353 Rev B) - Received 09 December 2021
- Existing Attic Plan and Information (Drawing 27_0025) - Received 15 December 2021
- Existing Window Cross Section & Details (Drawing 27_0211) - Received 15 December 2021
- Heritage Statement (27 Byrom Street dated November 2021) - Received 04 November 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) Prior to the commencement of the development, all materials to be used on all external elevations of the proposed single storey rear extension shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of ventilation/air bricks and a strategy for quality control management.

The approved materials shall then be implemented as part 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, pursuant to policies SP1 and DM1 of the Core Strategy

4) Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to the following points unless and until final details (including

where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) all external repairs, alterations and replacement windows including all window elements (including rooflight), walls (including rear boundary wall of proposed extension) and doors.
- b) The making good of all original/historic internal fabric following removal of walls, windows, doors, partition walls, service ducts.
- c) The insertion of new internal partition walls, doors, windows, mechanical, electrical and plumbing and insertion of shelving/cupboards to recesses adjacent to chimney breasts.
- d) The repair/reinstatement of plaster, coving etc. and decorating schedule (including for interior of proposed extension and repairs and redecorating of staircase)

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

5) Prior to commencement of development, a Construction Management Plan shall be submitted to and approved by the Council, including air quality assessment in relation to construction, a proposed methodology for the delivery of materials to and removal of waste from the site, arrangements for contractor parking. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Prior to the occupation of the development hereby approved, the scheme for the storage and disposal of refuse as set out under Section 8 and Appendix E of the Design & Access Statement 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 policies SP1 and DM1 of the Core Strategy.

7) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Before any replacement of rainwater goods takes place, full details of the proposed replacements, including brackets, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policy DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

9) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for

approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

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 development should be undertaken with appropriate consideration to the Recommendations set out under 'Section 4' of the submitted 'Preliminary Roost Assessment' dated August 2021.

Date: 17 December 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.

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