

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

Pareto Properties LLP
Level 7 Tower 12
The Avenue North
18 - 22 Bridge Street
Manchester
M3 3BZ

Agent (if used)

Miss Olivia Carr
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: The change of use of 8/8A St Johns from offices (B1) to residential accommodation comprising of two four-bed dwellings (C3) including the demolition of existing outriggers and the erection of a replacement rear extension; and the erection of a new four-bed residential dwelling (C3) at the rear of the existing property.

Location: 8-8A St John Street, Manchester, M3 4DU

Date of application: 20 October 2020

Application number: 127944/FO/2020

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 problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding development considerations. Further discussions have taken place with the applicant through the course of the application, particularly in respect of matters arising from the consultation and notification process. As such, the proposal is considered to be acceptable.

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:

For information, the drawings titles with B1 relate to the conversion of the existing building and those with B2 relate to the new dwelling, as follows.

8/8a St John Street Conversion

Existing Drawings

- o 1084-TGA-ZZ-ZZ-DR-A-0200 Rev P1 Existing site plan
- o 1084-TGA-B1-00-DR-A-0310 Rev P1 Existing ground floor plan
- o 1084-TGA-B1-01-DR-A-0311 Rev P1 Existing first floor plan
- o 1084-TGA-B1-02-DR-A-0312 Rev P1 Existing second floor plan
- o 1084-TGA-B1-B-DR-A-0313 Rev P1 Existing basement plan
- o 1084-TGA-B1-ZZ-DR-A-0500 Rev P1 Existing St John Street elevation (South)
- o 1084-TGA-ZZ-ZZ-DR-A-0502 Rev P1 Existing Longworth Street elevation (East)
- o 1084-TGA-ZZ-ZZ-DR-A-0503 Rev P1 Existing Artillery Street elevation (North)
- o 1084-TGA-B1-ZZ-DR-A-0501 Rev P2 B1 existing north elevation
- o 1084-TGA-B1-ZZ-DR-A-0400 Rev P1 B1 Existing Section AA
- o 1084-TGA-B1-ZZ-DR-A-0401 Rev P1 B1 Existing Section BB
- o 1084-TGA-B1-ZZ-DR-A-0402 Rev P1 B1 Existing Section CC
- o 1084-TGA-B1-00-DR-A-4500 Rev P1 Existing ground floor ceiling plan
- o 1084-TGA-B1-01-DR-A-4501 Rev P1 Existing first floor ceiling plan
- o 1084-TGA-B1-00-DR-A-4502 Rev P1 Existing second floor ceiling plan
- o 1084-TGA-B1-00-DR-A-4503 Rev P1 Existing basement ceiling plan

Proposed Drawings

:

- o 1084-TGA-ZZ-ZZ-DR-A-0201 Rev P1 Proposed Site Plan
- o 1084-TGA-ZZ-ZZ-DR-A-0203 Rev P3 Proposed ground floor site plan
- o 1084-TGA-B1-ZZ-DR-A-0510 Rev P1 Proposed St John Street elevation (South)
- o 1084-TGA-ZZ-ZZ-DR-A-0515 Rev P1 Proposed Longworth Street elevation (East)
- o 1084-TGA-B1-ZZ-DR-A-0511 Rev P2 B1 Proposed North Elevation
- o 1084-TGA-B1-B-DR-A-0302 Rev P3 B1 Proposed Basement Plan
- o 1084-TGA-B1-00-DR-A-0303 Rev P3 B1 Proposed Ground Floor Plan
- o 1084-TGA-B1-01-DR-A-0304 Rev P3 B1 Proposed First Floor Plan
- o 1084-TGA-B1-02-DR-A-0305 Rev P3 B1 Proposed Second Floor Plan
- o 1084-TGA-B1-00-DR-A-4510 Rev P1 Proposed Ground Floor Ceiling Plan
- o 1084-TGA-B1-01-DR-A-4511 Rev P1 Proposed First Floor Ceiling Plan
- o 1084-TGA-B1-02-DR-A-4512 Rev P1 Proposed Second Floor Ceiling Plan
- o 1084-TGA-B1-B-DR-A-4513 Rev P1 Proposed basement ceiling plan
- o 1084-TGA-B1-ZZ-DR-A-0606 Rev P2 B1 south demolition elevation
- o 1084-TGA-B1-ZZ-DR-A-0605 Rev P2 B1 east demolition elevation
- o 1084-TGA-B1-ZZ-DR-A-0604 Rev P3 B1 north demolition elevation
- o 1084-TGA-B1-ZZ-DR-A-0410 Rev P2 Proposed B1 section AA
- o 1084-TGA-B1-ZZ-DR-A-0411 Rev P2 Proposed B1 section BB
- o 1084-TGA-B1-ZZ-DR-A-0412 Rev P1 Proposed B1 Section CC
- o 1084-TGA-B1-00-DR-A-2200 Rev P1 B1 Proposed Internal Elevations
- o 1084-TGA-B1-00-DR-A-2201 Rev P1 B1 Proposed Internal Elevations
- o 1084-TGA-B1-01-DR-A-2202 Rev P1 B1 Proposed Internal Elevations

- o 1084-TGA-B1-02-DR-A-2203 Rev P1 B1 Proposed Internal Elevations
- o 1084-TGA-B1-B-DR-A-2204 Rev P1 B1 Proposed Internal Elevations

Rear Dwelling

Existing Drawings:

- o 1084-TGA-ZZ-ZZ-DR-A-0200 Rev P1 Existing site plan
- o 1084-TGA-ZZ-ZZ-DR-A-0502 Rev P1 Existing Longworth Street elevation (East)
- o 1084-TGA-ZZ-ZZ-DR-A-0503 Rev P1 Existing Artillery Street elevation (North)

Proposed Drawings:

- o 1084-TGA-ZZ-ZZ-DR-A-0201 Rev P1 Proposed Site Plan
- o 1084-TGA-ZZ-ZZ-DR-A-0203 Rev P2 Proposed Ground Floor Site Plan
- o 1084-TGA-ZZ-ZZ-DR-A-0515 Rev P1 Proposed Longworth Street elevation (East)
- o 1084-TGA-B2-00-DR-A-0300 Rev P2 B2 Proposed Ground Floor Plan
- o 1084-TGA-B2-00-DR-A-0301 Rev P2 B2 Proposed First Floor Plan
- o 1084-TGA-B2-ZZ-DR-A-0512 Rev P1 B2 proposed north elevation
- o 1084-TGA-B2-ZZ-DR-A-0513 Rev P1 B2 proposed south elevation
- o 1084-TGA-B2-ZZ-DR-A-0514 Rev P1 B2 proposed west elevation
- o 1084-TGA-B2-ZZ-DR-A-0400 Rev P1 Proposed B2 section CC
- o 1084-TGA-B2-ZZ-DR-A-2100 Rev P1 B2 Bay Study 1
- o 1084-TGA-B2-ZZ-DR-A-2101 Rev - B2 Bay Study 2

Documents

- o Design and Access Statement P2, prepared by Tim Groom Architects
- o Planning Statement, prepared by Turley
- o Heritage Statement, prepared by Turley
- o Response to Planners Comments (16.03.2021), prepared by Tim Groom Architects
- o Heritage Briefing Note March 2021, prepared by Turley
- o Desk Based Archaeology Assessment, prepared by Nexus Archaeology
- o Ecology Assessment, prepared by ECUS
- o Energy Statement, prepared by Zerum
- o Environmental Standards Statement, prepared by Turley
- o Noise Assessment, prepared by RBA Acoustics
- o Tree Survey Method and Tree Survey Report, prepared by ECUS
- o Drainage Strategy, prepared by Hydrock
- o Broadband Connectivity Survey, prepared by GTech Surveys
- o Ventilation Statement, prepared by Zerum
- o Air Quality Assessment, prepared by Hydrock
- o Ground Conditions Desk Study Report, prepared by Hydrock
- o Waste Proforma
- o Transport Statement, prepared by SK

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 development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external

elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, 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) 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. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such as 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.

5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

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) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from neighbouring roads and the railway line shall be submitted to and approved in writing by the City Council as local planning authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

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 LAeq (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 LAeq
Gardens and terraces (daytime) 55 dB LAeq

Upon completion of the development and before first occupation of the residential units, 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 consultant's 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.

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.

7) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall 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 site. The approved scheme shall be completed before the premises is occupied.

Upon completion 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 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. 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.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

9) Preliminary Risk Assessment

A Preliminary Risk Assessment has been prepared by Hydrock and submitted with the application, and this confirms that intrusive investigation will be required.

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, it shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 any part of 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 SP1 and DM1 of the Core Strategy.

10) 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.

11) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority.

All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

12) No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

(a) A phased programme and methodology of investigation and recording to include:

- i) an evaluation through trial trenching
- ii) dependent on the above, more detailed excavation (subject to a separate WSI.)

(b) A programme for post investigation assessment to include:

- production of a final report on the investigation results

(c) Deposition of the final report with the Greater Manchester Historic Environment Record.

(d) Dissemination of the results of the archaeological investigations commensurate with their significance.

(e) Provision for archive deposition of the report and records of the site investigation.

(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

13) No development takes place until a detailed mitigation strategy for roosting bats has been submitted to the LPA for approval. This should include the measures indicated within the approved Ecology Assessment, including a detailed spec (type and location) for provision of alternative roost places, supervision of the demolition works by a licenced ecologist following a method statement, and post-development monitoring. Once approved in writing by the LPA, the mitigation strategy must be carried out in full.

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 shall be aware of the legal protection that active birds' nests receive.

Work (building demolition, site and vegetation clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless it can otherwise be demonstrated

that no active birds' nests are present. Sufficient compensatory nesting habitat (boxes and tree planting) must be provided to ensure no loss of nesting opportunities within the area.

Date: 31 August 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