

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 Dharmesh Maisuria
64 Burnside Drive
Burnage
M19 2LZ

Agent (if used)

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Variation of condition no.2 (specified plans) attached to planning permission ref: 124282/FO/2019 to allow reconfiguration of garden areas and elevational alterations.

Location: 72 Errwood Road, Manchester, M19 2QH

Date of application: 7 January 2021

Application number: 129000/JO/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. Discussions have been undertaken to ensure the appropriate positioning of car parking space to Plot 1 and clarification of the detail of new window openings and doorway alterations. The submission of these additional details has allowed the assessment of the development without the need for further negotiation.

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 local planning authority

on 22 July 2019, 27 September 2019, 9 October 2019, 12 March 2021 and 15 April 2021:

Planning application forms

Existing site plan Ref: 13542/05 Rev B

Location plan Ref: 13542/10 Rev A

Proposed construction site management plan Ref: 13,542/11 Rev F

Proposed demolition plan Ref: 13,542/12 Rev D

Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H

Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C

Proposed gate and railings to Errwood Road and Crompton Road Ref: 13542/24 Rev A

Existing and proposed streetscene Ref: 13542/25 Rev A

Existing plans and elevations Ref: 13542/26 Rev A

Proposed plans and elevations Ref: 13542/27 Rev B

Design and Access Statement by Howard and Seddon dated July 2019 13,542/D&A-Rev B

Construction Management Plan by Howard and Seddon Ref: 13,542/CMP- Rev D

Tree protection plan (Demolition) CW/9197-P-TP-DEM_1

Tree protection plan (Construction) CW/9197-P-TP-CON_1

Tree survey schedule CW/9197-SS-4 Updated 8 October 2019

Landscape General Arrangement Plan Ref: PR/19/DM02/GA/01 Rev C (as amended by drawing ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H omitting one car parking space adjacent to the eastern elevation of Plot 1).

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) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be retained 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 and DM1 of the Core Strategy for the City of Manchester.

4) 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.
a) The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the 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, the development 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 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 for the City of Manchester.

5) The development shall be in accordance with the submitted construction management planning comprising the following documents ref: Proposed construction site management plan Ref: 13,542/11 Rev F; Proposed demolition plan Ref: 13,542/12 Rev D and Construction Management Plan by Howard and Seddon Ref: 13,542/CMP-Rev D, which shall remain in situ throughout the construction period. Construction vehicles arriving at and departing from the site shall be subject to the stewarding arrangements set out in page 2 of the authorised Construction Management Plan throughout the construction period.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester, Saved policy DC26 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

6) Before the commencement of the construction works associated with authorised development, the tree protection measures set out in the following drawings and documents shall be implemented in full:

Tree protection plan (Demolition) CW/9197-P-TP-DEM_1
Tree protection plan (Construction) CW/9197-P-TP-CON_1
Tree survey schedule CW/9197-SS-4 Updated 8 October 2019

The implementation tree protection measures shall be maintained in situ throughout the construction period. The erected 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.

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 for the City of Manchester.

7) The authorised development shall be fully implemented in accordance with the submitted Air Quality Assessment for 72 Errwood Road dated 15 February 2018 Ref: 102038 by Miller Goodall Ltd, including the provision of electric vehicle charging points, which shall be installed prior to the occupation of the authorised housing and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

8) Following the demolition of the detached garage, the retained western boundary wall shall be reinstated to the height and specifications as set out in drawings ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, including the undertaking of any reconstruction using matching materials, which shall be maintained in situ thereafter.

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

9) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Errwood Road and other nearby noise sources 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.

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 for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

10) The development is to be undertaken in accordance with the waste management strategy comprising drawings referenced: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H and waste management proforma dated 22 July 2019. The agreed arrangements shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

11) 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) none of the dwellinghouses comprising the development 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 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 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 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

12) 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, porches or outbuildings shall be erected other than those expressly authorised by this permission in relation to Plots 2, 3 and 4 as shown on drawing ref: - Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H and Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C and Proposed plans and elevations Ref: 13542/27 Rev B.

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

13) 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: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C and Proposed plans and elevations Ref: 13542/27 Rev B in relation to Plots 2, 3 and 4.

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

14) Before first occupation of the authorised dwellinghouses, the following windows as so indicated on the approved drawings ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev D, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev H and Proposed plans and elevations Ref: 13542/27 Rev C shall be obscurely 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:

Plot 2 and 3 - Hallway (ground floor), first floor landing windows to the respective eastern and western elevations and all WC and shower room windows;
Plot 4 - Ground floor WC windows and first floor bathroom windows and landing windows to the western elevation.

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.

15) Before the occupation of the authorised dwellinghouses (Plots 2, 3 and 4), full details and specification of all off-site highways works, including footpath reinstatement to Errwood Road and Crompton Road together with a timescale for their implementation shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework

16) Before the occupation of the authorised dwellinghouses (Plots 2, 3 and 4), car parking areas shown on drawing: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H 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.

17) Before the occupation of the authorised dwellinghouses (Plots 2, 3 and 4) hereby approved, drawings detailing the appearance of the garden shed / cycle store to each plot as shown on drawing ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C and Proposed plans and elevations Ref: 13542/27 Rev B shall be submitted to and approve in writing by the City Council as local planning authority. The approved details shall be implemented in full prior to the occupation of the authorised houses and maintained in situ thereafter.

Reason - In the interest of residential amenity and to ensure the provision of cycle storage to thereby encourage the use of sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

18) Notwithstanding the detail of drawings referenced Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev D, Proposed plans and elevations Ref: 13542/27 Rev B and Proposed gate and railings to Errwood Road and Crompton Road Ref: 13542/24 Rev A, before the occupation of the authorised houses, a scheme shall be submitted and approved in writing by the City Council as local planning authority relating to the siting , height appearance and specification of fencing along the southern and western site boundaries. The development shall be fully implemented in accordance with the approved scheme prior to the occupation of the approved house and maintained in situ thereafter.

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

19) Before the occupation of the authorised dwellinghouses the boundary walls, railings and brick walls to Errwood Road and Crompton Road shall be implemented in accordance with the details of the following drawing: Proposed gate and railings to Errwood Road and Crompton Road Ref: 13542/24 Rev A and maintained in situ thereafter.

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

20) Notwithstanding the detail the Design and Access Statement ref 13,542/D&A-Rev B (page 5) and for the avoidance of doubt, upon occupation all doorways to the authorised houses (Plots 2, 3 and 4) shall achieve minimum external door clearance of 850 mm and internal door clearance of 800 mm, which shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

21) Notwithstanding the detail the Design and Access Statement ref 13,542/D&A-Rev B (page 5) and for the avoidance of doubt, upon occupation all doorways to the main entrances and patio doors authorised houses (Plots 2, 3 and 4) shall achieve level thresholds, which shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

22) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref: Landscape General Arrangement Plan Ref: PR/19/DM02/GA/01 Rev C (as amended by drawing ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H omitting car parking spaces adjacent to the eastern elevation of Plot 1), shall be implemented not later than 12 months from the date of commencement of works. 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 for the City of Manchester.

23) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

24) The development hereby approved shall be fully implemented in accordance with document referenced: Bat & Breeding Bird Survey Including Dusk Survey Results by Tyrer Ecological Consultants Ltd, Issued : 14th September 2018 and received 22 July 2019, including its recommendations for the installation of bat and bird boxes that shall be implemented upon occupation of the authorised houses and maintained in situ thereafter.

Reason - To safeguard local bio-diversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

25) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details, which shall remain in situ thereafter.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 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

The required drainage scheme shall also include:

- a. Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including climate change allowance);
- b. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within the Conurbation Core Critical Drainage Area;
- c. Hydraulic calculations to support the drainage proposal;
- d. Details of how the scheme shall be maintained and managed after completion.

The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.

Guidance for developers can be found via the following link:

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

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Date: 16 July 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 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.