



**MANCHESTER
CITY COUNCIL**

Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Miraj
Miraj Architectural Design Ltd
60 Tweedale Street
Rochdale
OL11 1HH

Date: 15 July 2021

Dear Sir or Madam,

Class M, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 130008/P3MPA/2021

Description: Prior Approval for the change of use from retail shop (Use Class E) to a dwellinghouses (Use Class C3) with associated elevational alterations to facilitate the conversion

Location: 241 Briscoe Lane, Manchester, M40 2ST

The City Council is satisfied that this development has minimal impact on the local highway network and transport, that there are no known contamination or flood risks at the site, that the proposal would not lead to an inadequate level of retail facilities in the area and that the proposed external alterations are acceptable. The proposal therefore complies with the requirements of policies SP1, EN18, EN19, T2 and DM1 of the Manchester Core Strategy and the requirements of Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with the location plan received by the City Council as Local Planning Authority on 20 April 2021, proposed elevation drawing received by the City Council as Local Planning Authority on 26 May 2021, proposed ground floor plan and parking arrangement received by the City Council as Local Planning Authority on 2 July 2021 and proposed first floor plan and roof plan received by the City Council as Local Planning Authority on 14 July 2021.

Notwithstanding details submitted, the dwellinghouse hereby approved shall not be occupied until scheme for the storage (including segregated waste recycling) and disposal of refuse has been 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.

Reason - In the interests of amenity and public health, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Building Regulations 2010

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing