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Date: 27 May 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.: 129929/P3MPA/2021

Description: Prior Approval for change of use of vacant retail premises (Class E) 4no. apartments (use class C3) together with associated minor elevational alterations.

Location: 20 South Grove, Manchester, M13 0AU

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, EN14, EN18, EN19, T1 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 documents and drawings referenced: Prior approval application form; Location plan L(-1) 000; Existing plans Ref: L-1 001 Rev 02; Existing elevations Ref: L-4 001 Rev 01; Proposed plans Ref: L-1 002 Rev 01, Proposed elevations Ref: L-4 002 Rev 01 and Prior Notification Evidence Statement by Paul Butler Associates dated 31 March 2021 and stamped as received by the City Council as local planning authority on 1 April 2021.

Before the occupation of the ground floor apartment the existing roller shutters shall be fully removed and the elevational alterations to the ground floor of 20 South Grove, as shown on drawing Proposed plans Ref: L-1 002 Rev 01 shall be fully implemented and maintained in situ thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester.

The materials to be used on the external surfaces of the building hereby permitted shall match those of the existing building in type, size, colour and texture this shall include the reinstatement of the brickwork and mortar following the removal of the existing shopfront.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Notwithstanding details shown on drawing referenced Proposed plans Ref: L-1 002 Rev 01, the apartments 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 include confirmation of bin capacities and satisfactory door width details to the waste and cycle storage enclosure located on the ground floor Upper West Grove elevation 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 Core Strategy for the City of Manchester.

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,



Julie Roscoe
Director of Planning, Building Control & Licensing