



MANCHESTER
CITY COUNCIL

Planning

Adam Neil
Telephone: 0161 234 4531
adam.neil@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Steve Joyce
A J Design Ltd
78 Caldys Road
Wilmslow
SK9 3BY

Date: 14 April 2021

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 129646/PDE/2021

Description: Prior notification of proposed larger home extension projecting 3.6m to the rear with a maximum height of 3.4m and a height at eaves of 2.4m

Location: 328 St Marys Road, Manchester, M40 0DA

Manchester City Council confirms that no objections have been received and the development can go ahead subject to the development being carried out in accordance with the submitted details and being in line with the standard conditions set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

As the property is in close proximity to the football ground and nearby club house where entertainment noise could be a factor, it is recommended that a sound insulation scheme should be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands, so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. This should achieve a reduction in noise from traffic or other sources, mainly the football ground in order to protect current and future occupants from noise disturbance.

The proposed development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas; accordingly, you are advised to install a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing