

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

Anwar Ansari
Coombe Farm
Oaks Road
Croydon
CR0 5HL

Agent (if used)

Mrs Darta Viksna
Suburban Studios
Coombe Farm
Oaks Road
Croydon
CR0 5HL

Part 1 – Particulars of the application/development

Proposal: Erection of 1 no. two storey dwellinghouse (Class C3) incorporating second floor in roof space, rear solar panels with associated parking and landscaping

Location: Land Adjacent To 3 (Formerly No. 11) Slaithwaite Drive, Manchester, M11 4BA

Date of application: 4 February 2020

Application number: 126099/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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by informing the agent of comments received regarding the scheme and requesting revised drawings, appropriate conditions to the approval have also been attached.

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:

- o Site Location Plan drawing no: 090908/01 stamped and received by the City Council as Local Planning Authority on 4 February 2020
- o Site Plan drawing no: 090908/02 stamped and received by the City Council as Local Planning Authority on 4 February 2020
- o Proposed Ground and First Floor plan drawing no: 090908/03 Rev G stamped and received by the City Council as Local Planning Authority on 9 March 2020
- o Proposed East and West Elevations drawing no: 090908/05 Rev G stamped and received by the City Council as Local Planning Authority on 9 March 2020
- o Proposed Boundary Elevations drawing no: 090908/07 Rev E stamped and received by the City Council as Local Planning Authority on 9 March 2020
- o Proposed North and South Elevations and Section AA drawing no: 090908/06 Rev H stamped and received by the City Council as Local Planning Authority on 9 March 2020
- o Proposed Second floor and Roof plan drawing no: 090908/04 stamped and received by the City Council as Local Planning Authority on 4 February 2020
- o Proposed Cycle Storage Elevations drawing no: 090908/07 stamped and received by the City Council as Local Planning Authority on 4 February 2020
- o Agents email dated and received by the City Council as Local Planning Authority on 9 March 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be 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 maintained 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, EN1 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.

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, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted for approval in writing by the City Council prior to the first occupation of the development.

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 DM1 and EN18 of the Core Strategy.

5) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:-

- Phasing and quantification / classification of vehicular activity associated with planned construction;
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway;
- Ongoing construction works;
- Contractor parking in the locality;
- Noise and vibration section;
- Dust suppression measures;
- Any proposed out of hours works;
- Compound locations where relevant;
- Parking of construction vehicles

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) The storage and disposal of refuse shall be carried out in accordance with the submitted 'Proposed Ground and First Floor plan drawing no: 090908/03 Rev G' stamped and received by the City Council as Local Planning Authority on 9 March 2020. The approved details shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

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

7) The car parking space indicated on the approved plans 'Proposed Ground and First Floor plan drawing no: 090908/03 Rev G' stamped and received by the City Council as Local Planning Authority on 9 March 2020, shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car parking space shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied pursuant to policy SP1 and DM1 of Manchester's Local Development Framework: The Manchester Core Strategy.

8) The permeable paving Hydropave indicated on the approved plans 'Proposed Ground and First Floor plan drawing no: 090908/03 Rev G' stamped and received by the City Council as Local Planning Authority on 9 March 2020, shall be installed and made available for use prior to the building hereby approved being occupied. The permeable paving Hydropave shall then be maintained and retained at all times whilst the site is occupied.

Reason - In the interest of surface water run off pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding the submitted plans, prior to any above ground works a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. This scheme shall use of wildlife friendly species of plants, which may include locally native species such as cherry (*Prunus avium*, *p.padus*), hawthorn (*Crataegus monogyna*) or rowan (*Sorbus aucuparia*),

The approved scheme shall be implemented prior to the first occupation of the development 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 pursuant to policy SP1 and DM1 of Manchester's Local Development Framework: The Manchester Core Strategy.

10) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless evidence of nesting birds is submitted to the satisfaction of the City Council that the nesting bird's nests are absent.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

12) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved 'ARBTECH Environmental Services - BS5837 Tree Survey, ARBTECH TCP 01 and BS5837:2012 Tree Survey' stamped and received by the City Council as Local Planning Authority on 4 February 2020, and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or

lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of 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, without the written consent of the local planning authority.

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.

13) The development hereby approved shall be carried out in accordance with an Environmental Standards statement which shall be submitted to, and approved in writing by the City Council, as Local Planning Authority, prior to any above ground works. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

14) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes (bird boxes suitable for an urban location can include house sparrow terraces or swift boxes), shall be submitted for approval in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the first occupation of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

15) Prior to any above ground works, the development hereby permitted shall not be commenced until such time as a scheme to regulate surface water run-off from the proposed development has been submitted to, and approved in writing by, the local planning authority.

The approved scheme shall be implemented in full before first occupation of any residential unit hereby approved and the approved scheme shall be maintained to a standard acceptable to the Council at all times after first occupation of the development hereby approved.

Reason -To ensure flood risk is not increased elsewhere, pursuant to policies EN14 and DM1 of the Core Strategy for Manchester.

16) Before first occupation the windows in the rear elevation as shown on 'Proposed Ground and First floor plan drawing no. 090908/03 Rev G' stamped and received by the City Council as Local Planning Authority 9 March 2020 shall be obscure 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.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

17) 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 or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved 'Proposed Ground and First floor plan drawing no. 090908/03 Rev G' stamped and received by the City Council as Local Planning Authority 9 March 2020.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

18) 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 part of 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(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

19) Prior to the first use of the use of the development, 1 x 7Kw fast charging electric car charging point shall be installed within the car parking area in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

20) Prior to first use of the premises, details of the security measures to be incorporated into the development, which, shall be to secured by design specification, shall be submitted for approval in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details and shall be implemented prior to first use.

Reason - To reduce the risk of crime and safeguard the security of residential occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

21) The development hereby approved shall only be implemented in accordance with the boundary treatment detailed on drawing no: 'Proposed Boundary Elevations drawing no: 090908/07 Rev E' stamped and received by the City Council as Local Planning Authority on 9 March 2020. The boundary treatment shall be completed before the development hereby approved is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

For the avoidance of doubt any boundary treatment at the points of vehicle egress should be visually permeable from 600mm upwards and gates should open inwards.

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.

22) The cycle provision and store shown on approved 'Proposed Ground and First Floor plan drawing no: 090908/03 Rev G and Proposed Cycle Storage Elevations drawing no: 090908/07' stamped and received by the City Council as Local Planning Authority on 9 March 2020 and 4 February 2020, shall be installed and made available for use prior to the building hereby approved being occupied. The cycle provision and store shall be available at all times whilst the site is occupied.

Reason - To ensure adequate bicycle storage space for the development, interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester.

23) The solar panels, as indicated on drawing Proposed North and South Elevations and Section AA drawing no: 090908/06 Rev H stamped and received by the City Council as Local Planning Authority on 9 March 2020, shall be installed and be operational prior to the first occupation of the development hereby approved.

Reason - In the interest of providing renewable energy at the site pursuant to policy DM1 of the Manchester Core Strategy (2012).

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 should design and construct drainage system 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.

The application site does not fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

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).

The applicant would be required to enter into a section 184 agreement, at their own cost, for the dropped kerb to access the driveway. This will need discussion and agreement with the council's Highways Applications and Network Resilience team at Manchester City Council via the Contact Centre on 0161 234 5004

The applicant is reminded that under the Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Date: 25 March 2020

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 2019 until 31st December 2020