MANCHESTER CITY COUNCIL

Planning

Linda Marciniak
Telephone: 0161 234 4636
l.marciniak@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Phil Armstrong
Whitebox Architecture Ltd
8 Church Hill
Knutsford
WA16 6DH

Date: 12 August 2020

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.: 127184/P3MPA/2020
Description: Prior Approval for change of use of the first and second floors of the building from Retail (Class A1) to dwellinghouse (Class C3) involving associated elevational alterations
Location: 81 - 83 Wilmslow Road, Manchester, M14 5SU

The City Council is satisfied that the development minimises the 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 submitted application form and drawings: 103 Rev B and 104 Rev B received by email on the 5th August 2020.

The first and second floors of this building which has changed use under Class M are to be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.

Reasons: To accord with Class M of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015.

Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road 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.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:
- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

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 and businesses on Lloyd Street South; in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Before first occupation of the application building for residential purposes (Class C3), a 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 is in operation.

Reason - In the interests of residential amenity pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

The residential units hereby approved shall not be occupied until the cycle storage facilities have been implemented in accordance with the approved details. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

Prior to first occupation of the development hereby approved, details of a scheme for the illumination of the rear external areas during the period between dusk and dawn shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

Prior to first occupation of the development hereby approved, details of a scheme for secure door entry control systems to each flat shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policy DM1 of the adopted 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