



Planning

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Date: 28 August 2020

Dear Sir or Madam,

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

Application No.: 127337/P3CPA/2020

Description: Prior Approval for the change of use of A2 offices to A3 cafe together with installation of extraction flue to the rear

Location: 151 Dickenson Road, Manchester, M14 5HZ

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

The City Council is satisfied that there would be no odour impacts, impacts on the adequate provision of services, impacts on the sustainability of the shopping area, waste management impacts, hours of opening impacts, and transport and highway impacts arising from the proposal. Under the provisions of paragraph W of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 prior approval is granted for the development subject to the conditions set out in this decision letter:

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.

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site location plan received 30 June 2020

Existing and Proposed Plans reference 1207 received 20 June 2020

Ventilation and extraction Statement by Canopy UK Direct Ltd received 30 June 2020

Noise Assessment Report by RS Acoustic Engineering reference RSA315/2020 dated 1 August 2020 received 3 August 2020

Waste Management Strategy received 30 June 2020

Transport Statement received 16 July 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

The premises shall not be open outside the following hours:-
12,00pm (Noon) to to 12.00am (Midnight) Sunday to Friday
12.00pm (Noon) to 1.00am Saturdays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion of the development 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 report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies SP1 and DM1 of the Core Strategy.

Before the development hereby approved commences the building shall be insulated in according with the recommendations of the Noise Assessment Report by RS Acoustic Engineering reference RSA315/2020 sated 1 August 2020 and received 3 AUGust 2020.

Upon completion of the development 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 acceptable 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Core Strategy.

No deliveries, loading or unloading shall be carried out on the site outside the hours of 7.30am to 8.00pm Monday to Saturday with none on Sundays or Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

All refuse for the proposed development will be stored within the curtilage until it is to be collected. Refuse bins shall be returned to the site immediately after emptying.

Reason - To ensure that there are satisfactory arrangements for the disposal of refuse pursuant to Core Strategy policies DM1 and C10 and saved Unitary Development Plan policy DC10

Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use opens to the public.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to Core Strategy Policies DM1 and C10 and saved Unitary Development Plan policy DC10.

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