MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Khan
308-310 Slade Lane
Manchester
M19 2BY

Agent (if used)

Mr Philip Lambert
Philip Lambert Architecture
3 Eastbourne Grove
Bolton
BL1 5TR

Part 1 – Particulars of the application/development

Proposal: Erection of two storey rear extension to form 3 first floor apartments and 1 ground floor apartment with 2 retained Class A2 offices at ground floor level.

Location: 308-310 Slade Lane, Manchester, M19 2BY

Date of application: 6 November 2018

Application number: 121742/FO/2018

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case officers and the applicants (through their appointed representative) engaged in discussions to secure amendments to the composition of the proposed extension and its internal layout. These amendments have also ensured that the development would achieve satisfactory measures to address issues relating to reduce the risk of crime and the incorporation of appropriate security measures and ensure the protection of adjacent protected trees. On this basis, it is considered that the application has been supported with sufficient information to facilitate its assessment and determination

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 stamped as received by the City Council as local planning authority on 6 November 2018 and 13 February 2020:

Planning application forms
Location plan with a red edge Ref: 18-270 001 Rev B
Existing site plan with a red edge Ref: 18-270 002 Rev A
Existing Ground floor plan Ref: 18-270 003
Existing first floor plan Ref: 18-270 004
Existing roof plan Ref: 18-270 005
Existing front elevation Ref: 18-270 006
Existing rear elevation Ref: 18-270 007
Existing side elevation Ref: 18-270 008
Existing section through 308 Ref: 18-270-009
Existing section through 310 Ref: 18-270 -010
Proposed site plan Ref: 18-270 /011 Rev. C
Proposed ground floor plan Ref: 18-270/012 Rev. B
Proposed first floor plan Ref: 18-270/013 Rev. A
Roof Plan Ref: 18-270/14 Rev. A
Proposed front elevation Ref: 18-270/015
Proposed rear elevation Ref: 18-270/016 Rev A
Proposed side elevation Ref: 18-270/17 Rev A
Proposed side south elevation Ref: 18-270/18

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 for the City of Manchester.

3) No above ground construction works shall be commence until samples and specifications of all materials to be used on all external elevations of the development, including details relating to the frames to the display window and doors and door sets of the altered shopfront of No 308 Slade Lane have been 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 and DM1 of the Core Strategy for the City of Manchester.

4) The planning permission hereby granted relates to the formation of 4 apartments (Class C3) comprising 2 x two bedroom apartments and 2 x one bedroom apartments and the retention of 2 x ground floor offices (Class A2) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 24 authorised apartments 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 2015 (as amended), 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) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and 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 paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) 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 authorised retail units shall be used for any other purpose other than Class A1 or permitted change to Class A2 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 2015 (as amended), 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 Class A1 or permitted change to Class A2.

Reason - To protect the amenity and living conditions of neighbouring residential properties from undue noise and disturbance pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

7) Before the occupation of the authorised development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the arrangements for the provision of security measures, which accord to Secured by Design standards, including:

i. Controls to the main entrance, including the provision of intercom systems to each apartment;
ii. Windows and glazing to certified standards (BS PAS 24 or BS 7950);
iii. Doors to individual apartments to certified standards (BS PAS 24) with door viewers within these doors;
iv. Arrangements for mailboxes for individual residents;
v. Secure storage for bicycles certified to LPS 1175;
vi. Dusk till dawn lighting should be installed to all external doors.

The agreed measures shall be implemented in accordance with the agreed scheme upon first occupation of the apartments and maintained in situ thereafter.

Reason - In the interests of residential amenity and to reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

8) Before the commencement of above ground construction work, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing a design, glazing and opening specification and appearance of the ground floor windows to the side (ground) elevation. The development shall be implemented in

accordance with the approved details prior to the occupation of the apartments, which shall remain in situ thereafter.

Reason - In the interests of residential amenity and to reduce the risk of crime and ensure security, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

9) Before first occupation of the authorised apartments, any windows, as so indicated on the approved drawings, 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

10) The 1.8 metre high close boarded fence and gate as shown on drawing ref: Proposed site plan Ref: 18-270 /011 Rev. C shall be constructed in timber, erected before the first occupation of the authorised apartments and maintained in situ thereafter.

Reason - In the interests of residential amenity and to reduce the risk of crime and ensure security, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

11) The development is to be undertaken in accordance with the waste management strategy relating to comprising the details contained within: Waste Management Proforma dated 20 August 2018 and Proposed site plan Ref: 19-270/011/Rev C. Notwithstanding the above, prior to the commencement of the use of the ground floor commercial units and/or any of the upper floor apartments, details shall be submitted to and approved in writing by the City Council as local planning authority relating to the contract arrangements for the collection of segregated domestic and commercial waste and confirmation of waste storage arrangements for the ground floor commercial offices (Class A2). Segregated waste contracts for the respective authorised uses shall be implemented upon the occupation of authorised retail units and / or apartments and shall be maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

12) Before the first occupation of the authorised apartments, a scheme for acoustically insulating the residential accommodation against noise from, ground floor Class A2 units and Slade Lane and Kingsway or other noise generating uses shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Slade Lane and Kingsway or other noise generating use, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester.

13) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during

the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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 policies DM1 and EN18 of the Core Strategy for the City of Manchester and the guidance with the National Planning Policy Framework.

14) Before the commencement of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, including an arboriculture report to be undertaken be a suitably qualified tree specialist, which details measures to ensure the safeguarding of protected trees within the grounds of No 1 Kingsway during construction and the provision of a construction methodology to ensure that related root systems are not harmed by the undertaking of construction works. The development shall be fully implemented in accordance with the approved details.

Reason - To safeguard protected trees located in the grounds of No1 Kingsway and their root systems and in the interests of residential amenity pursuant to policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

15) No construction work in relation to the extension hereby approved shall commence, until an application is made to and approved in writing by the City Council as local planning authority relating to any required lopping, topping or pruning of protected trees with the grounds of 1 Kingsway that might be affected by the development. The approved tree works shall be completed prior to the commencement of construction work relating to the authorised extension and in full accordance with the written consent of the City Council as local planning authority.

Reason - To safeguard protected trees located in the grounds of 1 Kingsway and their root systems and in the interests of residential amenity pursuant to policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

16) The development shall be fully implemented in accordance with document referenced: Bat Activity Survey and Preliminary Roost Assessment relating to 308 - 310 Slade Lane by Elite Ecology dated July 2019. The development shall be fully implemented in accordance with the approved updated bat survey. If bats are found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bats and Natural England should also be informed.

Reason - To ensure the protection of the existing habitats of species that are protected and in order to comply with policies SP1, EN15 and DM1 of the Core Strategy for the City of Manchester and the guidance with the National Planning Policy Framework.

17) The development shall be implemented in accordance with section 5 of the Bat Activity Survey by Elite Ecology dated July 2019 requiring the installation of at least one bat box and one bird box .Details of the appearance and siting of bat and bird boxes shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the authorised development, and the bird and boxes thereby approved implemented before the first occupation of the authorised apartments and maintained in situ thereafter.

Reason - To provide opportunities for new wildlife habitats and ensure the protection of habitats of species that are protected and in order to comply with policies SP1, EN15 and DM1 of the Core Strategy for the City of Manchester and the guidance with the National Planning Policy Framework.

18) Before the first occupation of the development elevation a scheme shall be submitted to and approved in writing by the City Council as local planning authority providing details of the appearance and specification of the segregated waste enclosures relating to the respective apartments and commercial uses and secure cycle storage units, as shown on drawing Proposed site plan Ref: 18-270 / 011 Rev C. The development shall be fully implemented in accordance with the approved scheme upon first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

Information for Developers' guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3]

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Date: 8 July 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 of 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.