MANCHESTER CITY COUNCIL

Planning

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Mr Chris Jones
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This Is The Space
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Date: 7 February 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.: 125556/P3MPA/2019
Description: Notification of prior approval for change of use from Financial Services (A2 Use Class) to dwellinghouse (C3 Use Class) comprising 6no. apartments.
Location: Second Floor, 137 Oxford Road, Manchester, M1 7DY

The Manchester City Council hereby gives notice that under Class M of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior approval is required, and is hereby given for the proposal subject to the following conditions:

1) Development under Class M(a), and under Class M(b), must be completed within a period of 3 years starting with the prior approval date.

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.

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

Drawings No. 296_PD_S_01, 296_PD_S_00, 296_PD_EX_02, 296_PD_EX_01, 296_PD_EX_00, 296_PD_GA_00, 296_PD_GA_02, stamped as received by the City Council as local planning authority on 25 November 2019.

Drawing No. 296_PD_GA_01 Revision A, stamped as received by the City Council as local planning authority on 09 December 2019.

Evidence Statement (cover letter dated 22 November 2019), stamped as received by the City Council as local planning authority on 26 November 2019.

Email correspondence (from Lucy Furber regarding car parking/cycle provision), stamped as received by the City Council as local planning authority on 21 January 2020.

Email correspondence (from Lucy Furber regarding acoustics and use of second floor), stamped as received by the City Council as local planning authority on 05 February 2020.

Email correspondence (from Lucy Furber regarding waste management), stamped as received by the City Council as local planning authority on 06 February 2020.

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

3) A building which has changed use under Class M is 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.

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