

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

Mr Abdul Ghafoor Podha
Manchester Superstore (Longsight)
536-548 Stockport Road
Manchester
M12 4JJ

Agent (if used)

Mr Craig Welsh
Studio KMA
4 Cromwell Court
Brunswick Street
Oldham
OL1 1ET

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (specified plans) attached to planning permission referenced 117565/JO/2017 to allow replacement of rear dormers with rooflights

Location: 536-548 Stockport Road, Manchester, M12 4JJ

Date of application: 3 February 2020

Application number: 126081/JO/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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 13 December 2020.

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:

Drawings numbered P001, P002, P003, P004, P005, P006, P201, P202, P203, P206 received by the Local Planning Authority on the 23rd December 2016 and revised

drawings numbered T551_211, T551_P212, T551_P213 and T551_P214 received by the City Council as Local Planning Authority on 3 February 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.

3) The development hereby approved shall only be implemented in accordance with the following external materials, as previously discharged under application referenced CDN/18/0183:

Brick to Main Facade - Forterra County Smooth Colour Red

Brick to Window Surround - Edenhall Sole Graphite

Cladding - Dura Composites Dura Flush Cladding Type 250 Colour Grey

Entrance Canopy - Powder coated pressed metal (box section) Colour RAL 6029 Mint Green

Ground floor retail curtain wall - Double-glazed powder coated aluminium frames Colour RAL 7021 Black Grey

First and second floor office windows - Double-glazed PVC-U frames Colour RAL 7021 Black Grey

Retail entrance doors - Double-glazed powder coated automatic sliding door system (integrated system) Colour RAL 7021 Black Grey

Escape and service doors - Colour RAL 7021 Black Grey

Roller Shutter Stockport Road and Dencombe Street - Powder coated roller shutter (with perforated mesh middle section) Colour RAL 6029 Mint Green

Roof - Kingspan Lo-Pitch KS1000 LP (profiled roof insulated panel) Colour Goosewing Grey

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.

The development shall then be constructed in accordance with the approved details.

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.

4) The development hereby approved shall only be implemented in accordance with the Phase II Site Investigation Report by REC dated July 2017, agreed as part of discharge of condition application referenced CDN/17/0578.

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 to and approved in writing by the City Council as local planning authority. Reference should be made to the following:

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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.

5) The development hereby approved shall only be implemented in accordance with the surface water drainage scheme shown on drawings numbered 4145/900 Rev P1 and 4145/901 Rev P1 agreed as part of condition discharge application referenced CDN/19/0730 and the information contained within the Phase 1 Drainage Verification Report received by the City Council as Local Planning Authority on 20 December 2019, as discharged by application referenced CDN/19/1033.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

No deliveries or waste collections on Sundays and Bank Holidays

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) The premises hereby approved shall not be open outside the following hours:-

A1 retail use

Monday to Saturday - 8am to 8pm
Sundays and Bank Holidays - 10am to 6pm

B1 Office use

Monday to Saturday - 8am to 8pm
Sundays and Bank Holidays - 10am to 4pm

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.

8) Before first occupation of the development, any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

9) The development hereby approved shall only be implemented in accordance with the Construction Phase Plan by Longway Developments Ltd and Construction Management Plan Rev 2 by TNS Developments agreed as part of condition discharge application referenced CDN/18/0183.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) The development hereby approved shall only be implemented in accordance with the external lighting shown on drawing numbered BCE-203-E-214-2/P2 received by the City Council as Local Planning Authority on 20 December 2020, as agreed through condition discharge application referenced CDN/19/1033.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with Policies DM1 and SP1 of the Core Strategy.

11) 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.

12) The development hereby approved shall only be implemented in accordance with the Waste Management Proforma and drawing numbered T551 P210, agreed through condition discharged application referenced CDN/19/0730.

The details of this approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy and guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

13) The provision of space and facilities for bicycle parking across the development shall be completed in accordance with the description within the email from Studio KMA dated 13th September 2016 and the drawing numbered P201 received by the Local Planning Authority by email on the 23rd December 2016. 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, T2, EN6 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

14) The development hereby approved shall be only be implemented in accordance with the submitted Travel Plan produced by SCP (Ref: SCP/190878/TP/0) received by the City Council as Local Planning Authority on 20 December 2019, as agreed through condition discharge application referenced CDN/19/1033.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered as part of the development, shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the application site, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

15) a) The development hereby approved shall be constructed in accordance with the Secured By Design Checklist document approved by the Local Planning Authority on the 9th November 2017 as agreed through condition discharge application referenced CDN/17/0578.

b) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a 'secured by design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

16) The development hereby approved shall only be implemented in accordance with the application form Initial Sustainability Review Report Rev 0 dated 29.08.19 as agreed through condition discharge application referenced CDN/19/0730.

Upon completion of the development a final post construction verification document shall be submitted to and approved in writing by the City Council as Local Planning Authority within 3 months of the final occupation of both phases of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

17) This permission hereby approved relates to:-

Class A1 retail foodstore of no more than 688.8 sqm net sales area consisting of the following gross internal floor areas:

- * Basement (storage for retail only) - 647.0 sqm
- * Ground Floor (A1 Supermarket) - 688.8 sqm
- * First Floor (B1 Offices and retail storage space) - 762.5 sqm
- * Second Floor (B1 Offices) - 255.7 sqm

No other additions or extensions to the hereby approved development that would increase the retail sales area of the building or site are permitted unless planning permission has been expressly granted for them.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations.

18) All goods being displayed under the canopy area hereby approved as shown on the approved drawings numbered P202 and P206 stamped as received by the Local Planning Authority on the 23rd December 2016, shall be kept wholly within the confines of the application site only and shall not encroach in any way onto the public highway to the front of the development.

Reason - In the interests of pedestrian and highway safety pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

19) The development hereby approved shall only be implemented in accordance with the roller shutter specification and details shown on drawings numbered C025 and C026 received by the City Council as Local Planning Authority on 20 December 2019, as agreed through condition discharge application referenced CDN/19/1033. The shutters shall be retained in situ for as long as the development is occupied.

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

20) This permission does not relate to or give consent for the advertisements/signs as shown on any of the approved plans or documents submitted to the City Council on the 4th May 2016.

Reason - For the avoidance of doubt and in the interests of visual amenity, pursuant to policies SP1 or DM1 of the Core Strategy.

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.

Date: 17 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 their 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.