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 Nilesh Bhatt
Apartment 705
18 Left Bank
Manchester
M3 3AJ

Agent (if used)

Mrs Victoria Jane Saunders
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Change of use from offices (Class B1) to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear.

Location: 13 St John Street, Manchester, M3 4DQ

Date of application: 30 August 2019

Application number: 124226/FO/2019

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

Condition(s) attached to this decision

0) In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

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:

Location Plan Ref 100
stamped as received by Manchester City Council as Local Planning Authority 19th July 2019

Demolition Plans 206A
Basement Screen 212A
Basement Staircase 213A
13 St John St Gazetteer
Electrical Sockets and Switches Concept
Radiator Concept
Waste management proforma
received via email 29th July 2019

Proposed Roof Plan 217
received via email 16th August 2019

Noise Impact Assessment by e3p ref 50-047-R1-1
received via email 22nd August 2019

Method Statement for timber repair
received via email 27th August 2019

Section as proposed 216B
Planning/Design and Access Statement
received 28th August 2019

Proposed Bedroom Ventilation 220
Proposed ducting position 221
Design, Access and Heritage Statement
received via email 5th September 2019

Email from Vicky Saunders dated 18th September confirming details of the proposed ventilation system
received via email 18th September 2019

Air Quality Report
received 27th September 2019

Demolition Plans 106B
Proposed Second Floor 111D
Proposed Internal Opening Elevations 123
Window repair and door schedule
Bat Survey by Martin Prescott
Email from Vicky Saunders dated 1st October 2019 confirming all new doors to be Secured by Design, and that ventilation boost facility to be located internally
received via email 1st October 2019

Email from Vicky Saunders 16th October 2019 confirming the specification for the proposed boiler
received via email 16th October 2019

Window Details 218 C
Secondary Glazing typical details 228
received via email 21st Oct 2019

Email from Vicky Saunders 23rd October confirming sound ouptut of proposed ventilation system
A151DCE fan specification document
Passivent iMev Brochure
received via email 23rd October 2019

Basement Ceiling Sections 230A
received via email 24th oct 2019

Window refurbishment details 225D
Email from Vicky Saunders re. sound output of ventilation system including comment from acoustician
received via email 28th Oct 2019

Proposed Basement 208 E received 30th oct 2019

Conservatory and glass Floor 214B
Proposed Elevation Plans 215B
Proposed Window Schedule 227D
received via email 8th November 2019.

Proposed Ground Floor 209 C
Proposed First Floor 210 C
Proposed Second Floor 211 C
received via email 11th November 2019.

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 gives permission for the application property to be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

4) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- Hours of site opening/operation;
- Display of an emergency contact number;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;

- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- The erection and maintenance of security hoardings;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- Noise and Vibration from the proposed development works; and
- Community consultation strategy.

The construction management plan will cover the phased construction of the works if required. The development shall then be carried out in accordance with the approved construction management plan(s).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, T1, EN9, EN19 and DM1 of the Manchester Core Strategy.

5) a) The premises shall be acoustically insulated in accordance with the recommendations and details within the following documents:

- Noise Impact Assessment by e3p ref 50-047-R1-1 received via email by Local Planning Authority 22nd August 2019
- Proposed Bedroom Ventilation 220, Proposed ducting position 221, Design, Access and Heritage Statement received via email 5th September 2019
- Email from Vicky Saunders dated 18th September confirming details of the proposed ventilation system received via email 18th September 2019
- Email from Vicky Saunders dated 1st October 2019 confirming all new doors to be Secured by Design, and that ventilation boost facility to be located internally received via email 1st October 2019
- Email from Vicky Saunders 23rd October confirming sound ouptut of proposed ventilation system; and A151DCE fan specification document; and Passivent iMev Brochure received via email 23rd October 2019
- Email from Vicky Saunders re. sound output of ventilation system including comment from acoustician
received via email 28th Oct 2019

The scheme shall be implemented in full prior to first occupation.

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
Gardens and terraces (daytime) 55 dB LAeq

b) 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 and the measurements and information detailed in part a. 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. Any subsequently approved mitigation measures shall be implemented in full prior to the first occupation of the residential units.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC26.1.

6) Prior to first occupation of the development the scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the submitted waste documents:

Waste Proforma
Received via email 29tth July 2019

Planning Statement/Design and Access Statement
Proposed Ground Floor 209 Rev B
Received via email 28th August 2019

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) Prior to the first occupation of the development the air quality mitigation measures to safeguard local air quality within the building shall be fully implemented and retained in accordance with the following information and documents:

- Redmore Environmental Air Quality Assessment ref 3141r1
received via email 26th September 2019
- Email from Vicky Saunders 16th October 2019 confirming the specification for the proposed boiler
received via email 16th October 2019

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the City of Manchester Core Strategy.

8) Any new external fittings (i.e. shutters, windows or doors) shall be certified to Secured by Design standards.

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

9) Should the works hereby approved not commence before 1st April 2021, then no part of the development hereby granted permission shall be commenced until a survey

has been conducted by a person, the identity of whom has been previously agreed in writing by the City Council as local planning authority, to investigate whether the buildings are inhabited by bats or by barn owls, and the survey results passed to the local planning authority. If the presence of bats or barn owls is established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the City Council as local planning authority before work commences.

Reason

To ensure the protection of habitat of bats and barn owls which are protected species under the Wildlife and Countryside Act 1981.

10) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, samples and specifications of all materials to be used on all external elevations and external areas of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to their installation. The samples and specification to be produced shall include jointing and fixing details between all component materials where relevant i.e. glazed extension, and include a strategy for quality control management.

The works shall be carried out in accordance with the approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

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.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding
and any associated temporary traffic management arrangements will need discussion and
agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

If basement excavations are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section.

Date: 13 November 2019

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.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020