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 Jimmy Charro
1 Haddon Court
Llanyre
Powys
LD1 6DY

Agent (if used)

Mrs Paula Butterfield
Butterfield Architecture Ltd
102 Roseneath Road
Manchester
M41 5AZ

Part 1 – Particulars of the application/development

Proposal: Change of use of the building from cafe (A3) to a three bedroom house (C3), including the demolition of a single storey element to the rear and construction of a single-storey extension with roof terrace.

Location: 37 Liverpool Road, Manchester, M3 4NQ

Date of application: 14 May 2018

Application number: 119848/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

In assessing the merits of an application for planning permission, officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. The City Council officers worked with the applicant during the application process to achieve an acceptable impact on the character and appearance of the listed building.

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:

2162/Ex/Loc PL Location Plan
2162/EX/R D Demolition Plans

Proposed Drawings
2162/P/S PL Revision E Site Plan - Proposed
2162/P/-01/G PL Revision E Basement Floor Plan - Proposed Ground FLoor Plan - Proposed
2162/P/01/02 PL Revision E First Floor Plan - Proposed Second Floor Plan - Proposed
2162/P/M/R PL Revision E Attic Plan - Proposed Roof Plan - Proposed
2162/P/F/R ELE Revision E Front Elevation - Proposed Rear Elevation - Proposed
2162/P/Sections Revision E Long Section A-A - Proposed Section B-B - Proposed
2162/P/RCP -1/G Revision E Basement - Reflective Ceiling Plan Ground Floor - Reflective Ceiling Plan
2162/P/RCP 01/02 Revision E First Floor - Reflective Ceiling Plan Second Floor - Reflective Ceiling Plan
2162/P/RCP M Revision E Mezzanine - Reflective Ceiling Plan
2162/P/Window Details1:25 Window and Door Details - Individual Windows
2162/P/Waste Revision E Site Plan - Waste Management

Email from Bruna Da Silva of Butterfield Architecture to Lucy Harrison of Manchester City Council dated 25 June 2019;

Waste Management Strategy Proforma received by the City Council as local planning authority on 27 April 2018;

Design and Access Statement by Butterfield Architecture dated 20 June 2019 Rev A;

Historical Building Impact and Access Assessment including Heritage Statement by Butterfield Architecture dated 21 June 2019 Rev B;

BREEAM Domestic Refurbishment Pre-Assessment Estimator Report by Base Energy dated 1 May 2018;

End Statement by Butterfield Architecture dated 27 March 2018;

Environmental Standards Statement by Butterfield Architecture dated 20 March 2018;

Noise Survey of Residential Development by Nova Acoustics dated 1 February 2018;

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) Notwithstanding the approved documents, before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

4) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

i. A phased programme and methodology of investigation and recording to include:
- a Historic England Level 3 historic building survey
- a watching brief during stripping out work to record historic fabric
- an archaeological excavation or watching brief to record below-ground remains affected by development ground works

ii. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

iii. Dissemination of the results commensurate with their significance.

iv. Provision for archive deposition of the report and records of the site investigation.

v. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible, pursuant to NPPF Section 12, Paragraph 141 and policy DM1 of the Core Strategy.

5) Prior to the commencement of development, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out 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.

6) No part of the development hereby granted permission shall be commenced unless and until a survey of the site in a form and carried out by a person previously approved in writing by the local planning authority has been carried out and demonstrates to the local planning authority's written satisfaction that no protected species inhabit the site. Should the survey reveal the presence of any protected species, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences, and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

7) Before the development commences an air quality impact assessment for the development, which shall include any mitigation or good practice measures necessary to secure a reduction in air pollution from traffic or other sources, shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation or good practice measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policy EN16 of the Core Strategy.

8) The details of the approved scheme for the storage and disposal of refuse 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 policy DM1 of the Core Strategy for the City of Manchester.

9) Before any works hereby approved commence, a full structural survey, which shall be carried out by a Chartered Structural Engineer and shall include details and specifications of any works required to remove or replace existing load bearing structures, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented in full before the use of the building hereby approved commences.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the details shown in the approved drawings and documents, as set out in condition 2 above, before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as local planning authority:

(a) A full survey and options analysis, of the proposed damp proof treatment to the basement areas;

(b) The detailed design of the glass access pod to the rear roof terrace;

(c) The detailed design of the glass balustrade to the rear roof terrace;

(d) Works to achieve acoustic insulation, including details of floor and ceiling insulation, insulation to party walls and glazing systems;

(e) Method statement and specification for the replacement or repair of plasterwork;

(f) Detailed design of the proposed new stairs to be installed between the basement and ground floors;

(g) Detailed design of the proposed new stairs to be installed between the ground floor and first floor;

(h) Proposed replacement window details, including design of window surrounds/lintels etc;

(i) Roof insulation details;

(j) The design of the bathroom/ensuite walls where high level glazing shall be introduced;

(k) The design of internal doors;

(l) Survey and method statement for the repair of any original floorboards;

(m) The boundary treatment to the front elevation basement access;

(n) The locations and treatment of any pipes, ductwork, electrical cabling or mechanical services;

(o) Details, including a method statement, of the cleaning of external elevations;

(p) Any replacement rainwater goods or pipes, which shall be constructed of cast iron and coloured black;

(q) Colour of any external painting including window frames;

(r) Details, including method statements, of any repair works to the external elevations and chimney; and

(s) Details, including method statements, of any repair / making good works to the roof.

The approved details shall be implemented in full before the use of the building hereby approved commences.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan 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

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.

Notwithstanding the details shown on the approved drawings, permission is not hereby granted for the installation of alley gates or a bike storage facility, which would require separate planning permission.

Date: 25 July 2019

Signed: 

Julie Roscoe
Head 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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