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 Keiron Moore
Lovell Partnerships North
St Johns House
Barrington Road
Altrincham
WA14 1JY

Agent (if used)

Mr Ben Smith
PRP
Croxley House
14 Lloyd Street
Manchester
M2 5ND

Part 1 – Particulars of the application/development

Proposal: Application to vary Conditions 2 (specified plans) and 4 (landscaping) attached to planning permission 118530/FO/2017 to revise the boundary line to Plots 54 and 55 to allow pedestrian access to the rear gardens with associated hard and soft landscape changes, elevational changes to the Westford house type (on 26 plots within the development)and revisions to location of tree planting along Silverlace Avenue

Location: Land Bounded By Fairfield Road, Ashton Old Road, Alpha Street, Gransmoor Road & Toxteth Street, Manchester, M11 1FG

Date of application: 10 April 2019

Application number: 123223/JO/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

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. Pre application advice has been sought in respect of this development where early discussions took place regarding the tree planting and design and appearance of the proposed Westford house type within the development. The local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of two 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:
AA6413-2101 rev.D (Mews Ground floor & first floor plans)
AA6413-2102 rev.D (Lexington Ground floor & first floor plans)
AA6413-2103 rev.D (Lexington AOR Ground floor & first floor plans)
AA6413-2104 rev.C (Stateley AOR Ground floor & first floor plans)
AA6413-2106 rev.D (Oakley Ground floor & first floor plans)
AA6413-2107 rev.D (Westford Ground floor, first floor& second floor plans)
AA6413-2108 rev.D (Westford AOR Ground floor, first floor & second floor plans)

AA6413-2004 rev.A (Streetscenes 1 of 2)
AA6413-2005 rev.A (Streetscenes 2 of 2)
AA6413-2010 rev.B (Materials and character areas)

AA6413-2204 rev.C (Block 04 elevations)
AA6413-2208 rev.C (Block 08 AOR elevations)

AA6413-2301 rev.B (Block 09 detail elevation)
AA6413-2302 rev.B (Block 08 detail elevation)
AA6413-2303 rev.B (Block 06 detail elevation)
AA6413-2304 rev.B (Block 04 detail elevation)

3203-SHD-SK-C-001 rev.P1 (large refuse vehicle tracking)

Flood Risk Assessment and Outline Drainage Strategy ref: 3203 - SHD-00-ZZ-RR-C-001 dated 16/10/2017;
Bat Roost Assessment - preliminary roost feature (PRF) inspections Version 1 dated 07/12/2017 by Amenity Tree Care;
Extended Phase One Habitat Survey (preliminary Ecological Appraisal)dated 28/11/2018 by Amenity Tree Care;
Air Quality Statement ref: MC10285 December 2017 by Wardell Armstrong;
Affordable Housing Statement;
Design and Access Statement;
Planning Statement
Phase 2 Ground Investigation report by Bett Associates;
Noise Assessment Report November 2017 by Wardell Armstrong;
Tree Survey & Constraints report by Amenity Tree Care;
Energy & Sustainability Statement rev.A by TWC Consulting Ltd;
Transport Statement October 2017 by Croft Transport Solutions;
Stamped as received 13th December 2017.

Waste Management Proforma ; and Appendix 10 - Consultation feedback from Drop In Event at Manchester Settlement 23rd November 2017 ; received 2nd January 2018;

Plan ref: AA6413- K01 (proposed site plan parking court 2) received 15th January 2018;

Plan ref: AA6413- SK02 rev.H (Block types) received 23rd February 2018;

Plan ref: AA6413-2201 rev.C (Block 01 elevations); AA6413-2202 rev.B (Block 02 elevations);
AA6413-2203 rev.D (Block 03 elevations); AA6413-2205 rev.D (Block 05 elevations) received 27th February 2018;

Plan ref: AA6413-2001 rev.B (Location plan);AA6413-2002 rev.C (Existing site plan) received 29th March 2018;

Plan ref: AA6413-2105 rev.E (Stateley Ground floor & first floor plans)received 31st May 2018

Plan ref: AA6413-2006 rev.C (proposed site plan);received 4th June 2018.

Plan ref: AA6413-2007 (existing alleyways);received 6th June 2018.

As amended by
Plan ref: AA6413-2003 rev. L (proposed site plan); AA6413-2011 rev. C (Boundary treatments); AA6413-2206 rev. D (Block 06 elevations); AA6413-2209 rev. D (Block 09 AOR elevations); AA6413-2210 rev.C (Block 08 &09 sections) 5834.01 rev. F; 5834.02 rev. F stamped as received 10th April 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 shall be constructed with Wienerberger Oakwood Multi brick with Ibstock Ravenshead Red Smooth brick, Ibstock Smooth Village mixture brick, Staffordshire Slate Blue Smooth brick , Wienerberger Old Eccleston Blend brick , together with neutral mortar, reconstituted stone cills. brick snap headers , and Russell Grampian Anthracite (thin leading edge) roof tiles, with RAL 7016 windows and doors, and in accordance with the locations shown on plan ref: AA6413 - 2010 rev.B (proposed materials and character areas and Plan ref: 3017/18 SK01 (streetscenes 1of 2 and 2 of 2 of the Avenue) (as revised by content of the e-mail dated 14th September 2018 from the planning agent detailing the substitution of two brick types , and the substitution of the roofing materials for Russell Grampian Anthracite (thin leading edge) roof tiles.

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 landscaping scheme shall be implemented in accordance with the landscaping details shown on plans refs: 5834.01 rev.F (Landscaping proposals sheet 1 of 2) and 5834.02 rev.F (notwithstanding the tree species shown to be planted in four locations in the verges adjacent to 'The Avenue'), and Lovell (or a management company employed by Lovell) shall undertake on going maintenance in accordance the Lovell Landscape Management Plan.
Finalised details of the species of trees to be planted in four locations in the verges adjacent to 'The Avenue', shall be submitted by the City Council as Local Planning Authority , prior to the planting of these trees.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, and mitigates for loss of trees shrubs and bird nesting habitat, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

5) The car parking layout indicated on the approved plan ref: AA6413-2006 rev.C shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car parking spaces and parking courts shall remain in use at all times thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) The 'Smile Anchor bicycle fixing point specification for each property fixed to either to the rear or rear side wall of the property within the rear garden (depending on the position of the 1.8m secure fence, boundary access and the position of waste bins, so as not to inhibit access)
shall be implemented in full and made available for use prior to first occupation of the residential dwellinghouses hereby approved.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

7) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

8) The development shall be implemented in full accordance with the measures listed within accordance with the Project Management Plan (PMP) (incorporating the Construction Phase Health , Safety and Environmental Plan) dated May 2018 stamped as received on 19th July 2018; Noise Assessment report dated November 2017 and Air Quality report dated December 2018 , and the Construction & Environmental Management Plan received on 16th November 2018.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The development shall be carried out in accordance with the Crime Impact Statement (Version A ref: 2017/0852/CIS/01), in particular section 3.3 and section 4 prepared by Design for Security at Greater Manchester. The development shall only be carried out in accordance with these approved details. 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.

10) The development shall be carried out in full accordance with the detailed highways designs (including specifications) shown on plan refs: Plan ref : S38/S278 Highway Works cross section sheet 1 of 2 rev.P1; S38/S278 Highway Works cross section sheet 2 of 2 rev.P1 ; S38/S278 Highway Works general arrangement sheet 1 of 2 rev.P1 ; S38/S278 Highway Works general arrangement sheet 2 of 2 rev.P1; S38/S278 Kerbing and surfacing general arrangement sheet 1 of 2 rev.P3; S38/S278 Kerbing and surfacing general arrangement sheet 2 of 2 rev.P3; S38/S278 Highway Works Highway Agreement Plan rev.P7 ; S38/S278 Highway Works levels sheet 1 of 2 rev.P1 ; S38/S278 Highway Works levels sheet 2 of 2 rev.P1 ; S38/S278 Highway Works lines and signs sheet 1 of 2 rev.P1 ; S38/S278 Highway Works lines and signs sheet 2 of 2 rev.P1 ; S38/S278 Highway Works long section sheet 1 of 2 rev.P1 ; S38/S278 Highway Works long section sheet 2 of 2 rev.P1 ; S38/S278 Highway Works standard details rev.P1 ; S38/S278 Highway Works drainage details rev.P1 ; S38/S278 Highway Works drainage details sheet 1 of 2 rev.P1 ; S38/S278 Highway Works drainage details sheet 2 of 2 rev.P1 ;
The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies T1, SP1, EN1 and DM1 of the Core Strategy for Manchester.

11) The development shall be carried out in full accordance with the detailed highways designs for repaving works (including specifications) shown on plan refs: Plan ref : S38/S278 Highway Works cross section sheet 1 of 2 rev.P1; S38/S278 Highway Works cross section sheet 2 of 2 rev.P1 ; S38/S278 Highway Works general arrangement sheet 1 of 2 rev.P1 ; S38/S278 Highway Works general arrangement sheet 2 of 2 rev.P1; S38/S278 Kerbing and surfacing general arrangement sheet 1 of 2 rev.P3; S38/S278 Kerbing and surfacing general arrangement sheet 2 of 2 rev.P3; S38/S278 Highway Works Highway Agreement Plan rev.P7 ; S38/S278 Highway Works levels sheet 1 of 2 rev.P1 ; S38/S278 Highway Works levels sheet 2 of 2 rev.P1 ; S38/S278 Highway Works lines and signs sheet 1 of 2 rev.P1 ; S38/S278 Highway Works lines and signs sheet 2 of 2 rev.P1 ; S38/S278 Highway Works long section sheet 1 of 2 rev.P1 ; S38/S278 Highway Works long section sheet 2 of 2 rev.P1 ; S38/S278 Highway Works standard details rev.P1 ; S38/S278 Highway Works drainage details rev.P1 ; S38/S278 Highway Works drainage details sheet 1 of 2 rev.P1 ; S38/S278 Highway Works drainage details sheet 2 of 2 rev.P1 ;

The approved scheme shall be carried out in accordance with an implementation programme to be approved by the Local Planning Authority.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant policy DM1 of the Core Strategy for Manchester.

12) Prior to the installation of the gates to car parking (parking court 2 and parking accessed from Trevor Street) shown on plan ref: AA6413- 2006 rev.C. Full detailed specifications of the design and method of gate control (closure and locking mechanisms) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed, unless otherwise agreed with the City Council as Local Planning Authority.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of Core Strategy for Manchester.

13) The development shall be implemented in accordance with drainage report ref: 3203-SHD-00-ZZ-RP-C-0002) dated 28th June 2018 by Scott Hughes received on 19th July 2018, together with Finished Floor Levels shown on plan refs: 3203-SHD-00-ZZ-DR-C-0101 Proposed drainage -GA Sheet 2 of 2 rev.C2 ; 3203-SHD-00-ZZ-DR-C-120 rev.P2 Exceedance Flooding Overland Flow routes Sheet 1 of 2; 3203-SHD-00-ZZ-DR-C-121 rev. P2 Exceedance Flooding Overland Flow routes Sheet 2 of 2 received by email on 12th September 2018, Email from Scott Hughes dated 24th September 2018 containing further information regarding proposed gulley levels , and positions, and the cover manhole level in the vicinity of plot nos. 68,69, 90 and 91; As amended by plan ref: 3203-SHD-00-ZZ-DR-C-0100 Proposed drainage GA Sheet 1 of 2 rev.C4 received by email on 10th October 2018.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester

14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a)Verification report providing photographic evidence of construction as per design drawings;
(b)As built construction drawings if different from design construction drawings;
(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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 policies EN14 and DM1 of the Core Strategy for Manchester.

15) The ASD vandal wall bulkhead IP65 light details in letter received from PRP on 22nd November 2018 shall be installed in the locations shown plan refs: AA6413-2011 rev.C and 040918 SK01; all the lighting shall be controlled by dusk to dusk sensors; and the gates shall be installed in the locations and in accordance with the details on plan refs: AA6413-2011 rev.C and 040918 SK01.

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

16)) 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.

17) The development shall be implemented in accordance the glazing and ventilation measures in the acoustic report (Wardell Armstrong. Ref: MC10285. Date: November 2017, together with the letter dated from Wardell Armstrong to Lovells Partnership Limited dated 13th August 2018 relating to insulation of the proposed residential accommodation against road traffic and commercial noise in full before the dwellinghouses are occupied.

Reason - To secure a reduction in noise from traffic on Ashton Old Road and the nearby commercial and industrial units in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development hereby approved be implemented in accordance with the submitted waste management strategy before the first occupation of the development hereby approved, and shall remain in operation for so long as the development is occupied.

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.

19) The development is implemented in accordance with the mitigation measures outlined in the Air Quality Assessment by Wardell Armstrong (December 2017) 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 existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

20) a) The development shall be implemented in accordance with the contents of the Email dated 25th October 2018 from planning agent PRP responding to matters raised in connection with submitted Remediation strategy and Ground Investigation report; and attached revised Ground Investigation report ref: : 17LPL062/GI dated Jan 2018 revision no.2 October 2018 by Brett Associates, together with the submitted revised Remediation strategy ref: 17LPL062/RS dated March 2018 rev. 1 October 2018 by Brett Associates received on 5th November 2018 .

b) 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.

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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

21) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above 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, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

22) The development shall be implemented in accordance the wall pod socket details submitted (plan ref: SK01); the charging points typical location on plan SK02 (extract from drawing AA6412 2004) and plan ref: AA6413-2004 (proposed site plan charging points), which identified the properties where an electric charging point is proposed (39 properties). together the content of the letter from the planning agent PRP dated 26th July 2018, in particular the confirmation that the developer will make provision of an external power point that can be easily adapted by the home owner to suit the type of car they own, together with confirmation that the most suitable location would be on the external wall of the ground floor of the property on the side gable adjacent to the driveway rear parking space.

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

23) No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

24) Within 3 months of development commencing full details of the design and locations of bat and bird boxes, as part of the approved development shall be submitted and agreed with the Local Planning Authority. The permanent bat boxes shall be installed in accordance with the agreed design.

Reason - To provide a roost for bats a European Protected Species (Habitats Regulations 1994) and bird boxes to comply with policy EN15 of the Core Strategy for Manchester.

25) The development shall be implemented in accordance Method Statement received on 19th July 2018 for the treatment of Cotoneaster Horizontalis

Reason - To prevent the spread of Cotoneaster Horizontalis which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

26) The development shall be implemented in accordance plan refs; 3202-SHD-00-ZZ-DR C 0001 rev.P3 Levels GA Sheet 1 of 2 and 3202-SHD-00-ZZ-DR C 0001 rev.P3 Levels GA Sheet of 2 of 2 received on 31st October 2018, and email received from the planning agent 5th November 2018 confirming the no steps are designed on routes from back of kerb edge to front and rear doors of properties as submitted, and that access from back of kerb edge to principle entrances are level or greater than 1:20 gradient as outlined under Building Regulation Guidance to achieve level access.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester.

27) 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 premises 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 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).

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) 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 windows or doors shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved plans: AA6413-2204 rev.C (Block 04 elevations); AA6413-2208 rev.C (Block 08 AOR elevations) AA6413-2301 rev.B (Block 09 detail elevation) ;AA6413-2302 rev.B (Block 08 detail elevation); AA6413-2303 rev.B (Block 06 detail elevation); AA6413-2304 rev.B (Block 04 detail elevation), received by the City Council as Local Planning Authority received 13th December 2017; AA6413-2206 rev. D (Block 06 elevations); AA6413-2209 rev. D (Block 09 AOR elevations); AA6413-2210 rev.C (Block 08 &09 sections) received by the City Council as Local Planning Authority received 10th April 2019

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

29) Before first occupation of each of the mews houses hereby approved, the landing window to the rear elevation, as shown on the approved plans ref: AA6413-2202 rev.B and AA6413-2101 rev.D shall be obscurely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and 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: 7 June 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 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.