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 Abraham Halpern
Breckside Estates LLP
4 The Cottage
Deva Centre
Manchester
M3 7BE

Agent (if used)

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (specified plans), 17 (cross sections) and 21 (landscaping) attached to planning permission 115139/FO/2017 to allow substitution of house types on plots 17, 18, 21, 22, 31 and 32, relocation of plots 1, 2 and 35 due to HV cable, resiting of properties on plots 37, 38, 39 and 40, alterations to landscaping proposals to remove retaining structure.

Location: Clarksville Farm , Crescent Road, Manchester, M8 5UR

Date of application: 10 December 2018

Application number: 121984/JO/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

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. 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. 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 hereby approved shall be carried out in accordance with the drawings numbered :-

J4284 EX01 (Drainage Strategy)solely in relation to drainage; 12490 105 rev. A (site edged red); J4284 02 (existing and proposed site levels) , date stamped as received on 26th January 2017

12490 05 rev.H (sketch site plan) as amended by 12490 10 rev.D (site plan indicating ownership boundary) which shows the updated site layout;
12490 06 rev.H (Floor plans)
date stamped as received on 13th February 2017;
SCP/16192/ATR01 (swept path analysis)
Typical Garden Shed.

Design and Access Statement; Economic Viability Assessment; Viability Appendices ; Proposed drainage strategy;; Waste Management Strategy; Crime Impact Statement Version A:16/01/17 ref:2011/0858/CIS/01; Tree Survey and plan date stamped as received on 13th February 2017; Sustainability Statement; Ecological Appraisal by Urban Green dated October 2016;

12490 09 rev. B (site sections) date stamped as received on 15th February 2017;

J4284 01 rev.A (Proposed retaining wall layout) date stamped as received on 5th May 2017;
J 4284 03 (proposed sections) date stamped as received on 5th May 2017 as revised by PR/17/ AH01/GA/01 rev D (landscape works) and 12490 11 rev.D (Proposed site Plan) date stamped as received on 15th June 2017 in respect of boundary fence locations:;

12490 10 rev.D (site plan indicating ownership boundary); 12490 12 rev.A (plot 29 & 30 plans and elevations) date stamped as received on 10th May 2017;

Phase 1& 2 Site investigation report 2010 analysis by TerraConsult dated 15th May 2017;

Transport Statement (ref: TH/162/TS/0) dated May 2017 received on 4th May 2017

E-mail received 13th June 2017 from the planning agent in relation to land ownership Email from applicant Mr Halpern dated 15th June 2017 confirming he has a legal easement right over the adopted part of Saddlecote close with the ability to apply for road adoption on this section so it joins his site.
PR/17/ AH01/GA/01 rev D (landscape works); 12490 11 rev.D (Proposed site Plan); 12490 13 rev. A (front boundary walls), 12490 08 rev.F (elevations and floor plans plots 33-36); received on 15th June 2017 ;

As amended by plan refs : J4284 -01 rev. C (Proposed retaining wall layout); 12,490/08 rev.H (Plot nos.1,33,34 and 36);12,490/12 rev.B (Plots 29,30,2 and 35) ; 12,490/09 rev.C (site sections); 12,490/510 rev.C (sections for berm detail plots 3 and 4); 12,490/511 rev.C (sections for berm detail plots 5 and 6) ; 12,490/512 rev.C (sections for berm detail plots 7 and 8) stamped as received on 29th November 2018; PR/17/AH01/GA01 rev.F (Proposed development Landscape works) ; stamped as received on 10th December 2018;

C227 CPUK Crescent Road Crumpsall Technical Note ref: C227/TN3/003/v1 received by email on 21st December 2018; 12,490/06 rev.K (Plot nos. 1 to 32,and 37 to 40); 12,490/11 rev.J (Proposed site plan) received by email 2nd January 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 for Manchester.

2) The development hereby approved shall be implemented in accordance with the Construction Management Strategy Phase 1 site set up plan ref: 12490 - P1 rev. E , Construction Management Strategy Phase 2 site set up plan ref: 12490 - P2 rev. E , Traffic Management Plan and Method Statement of the Works by CPUK dated 9th November 2017, swept path analysis and speed ramp detail, for the full duration of the construction.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

3) The development shall be implemented using Ibstock Alderley Burgundy - main elevation brick; Class B red engineering brick for the detailing; buff Artstone cills; neutral mortar and Quinn western slate grey 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 car parking shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The car parking spaces shall then be available at all times whilst the buildings are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

5)) The development shall be implemented in accordance with the recommendations within the submitted Crime Impact Statement (16/01/2017 - URN:2011/0858/CIS/01), including the physical security specifications listed within section 4 of the appendices within the submitted Crime Impact Statement. 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 Secure by Design accreditation.

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

6) The development shall be implemented in accordance with the content of the submitted statement outlining measures which would be implemented to achieve the level of code 3 the code for sustainable homes. A post construction review statement and/or certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

7) The development shall be implemented in accordance plan refs: J4284/HW01 rev.E (proposed highway levels); J4284/HW02 rev.A (proposed highway levels sections); J4284/HW03 rev.E (proposed kerb layout); J4284/HW04 rev.K (section 38 proposed highway for adoption); J4284/HW05 rev.B (proposed highway details); J4284/HW06 (proposed highway visibility). prior to any residential unit within the development being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

8) Prior to the installation of the raised plateau to the entrance of the site finalised detailed designs of the raised plateau , together with the location , 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.

Reason - In the interests of highway safety and pedestrian safety, pursuant to policies DM1, SP1 and T1 of the Core Strategy for Manchester.

9) Within 3 months of commencement of development hereby approved details of a Travel Plan with the objective of reducing car borne journeys; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented , (with specific reference to traffic management measures based on monitoring data of the existing traffic volumes in conjunction with the future traffic forecasts) for that phase of development shall be submitted to and approved in writing by the City Council as local planning authority prior to first occupation of any premises within the Phase ; For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority, as part of the Travel Plan.

Reason - To assist promoting the use of sustainable forms of travel pursuant to policies SP1, T2 and DM1 of the Core Strategy for Manchester.

10) Within six months of first occupation of the development, a repaving strategy for the public footpaths and redundant vehicular crossings shall be submitted to and approved in writing by the City Council as local planning authority. 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.

11) The development shall not be occupied until the gardens sheds incorporating secure loop brackets for bicycle storage have been provided in accordance with details

submitted to the City Council as local planning authority on 15th February 2017. These facilities shall then be permanently retained for bicycle storage.

Reason - To ensure that adequate provision is made for bicycle storage so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant T1and DM1 of the Core Strategy for Manchester.

12) The development hereby approved shall be implemented in accordance with the details submitted by Bell Munro as amended by the content of the e-mail dated 22nd January 2018 from Howard and Seddon Partnership confirming detailed levels and gradients to front doors.

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.

13) Prior to the erection of the above ground works, an acoustic attenuation scheme to protect against noise from Crescent Road including particulars of the internal noise levels to be achieved, acoustic glazing and any acoustically treated ventilation to be installed as part of that Phase of the development , shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. The proposed site is in close proximity to North Manchester General Hospital so an assessment of LAmax levels should also be made taking into account noise from siren's. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.
Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant policies SP1, H1 and DM1 of the Core Strategy for Manchester.

14) a) The development shall be implemented in accordance with the contents of the Terra Consult letter dated 15th May 2017 reference 3374/L01-1/CSE , together with the phase I and II investigation report prepared by Terra Consult dated December 2010 with reference 1355/01.

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 policies DM1 and EN18 of the Core Strategy.

15) The development hereby approved shall be implemented in full accordance with the Waste Management Strategy submitted to the Local Planning Authority, which includes a scheme for the disposal of refuse including segregated waste for recycling. 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 the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester.

16) The development shall be implemented in accordance with the detailed cross section plans of the existing and proposed external ground levels shown on plan refs: 12490 09 rev. C (site sections) and J4284 -01 rev. C (Proposed retaining wall layout); 12,490/510 rev.C (sections for berm detail plots 3 and 4); 12,490/511 rev.C (sections for berm detail plots 5 and 6) ; 12,490/512 rev.C (sections for berm detail plots 7 and 8) stamped as received on 29th November 2018.

Reason - To safeguard residential and visual amenity, and to ensure that a satisfactory development is carried out, pursuant to policy DM1 of the Core Strategy for Manchester

17) The development shall be implemented in accordance with the submitted plan of the typical section of the permacrib structure, in the locations shown plan ref: PR/17/AH01/GA/) 01 rev.F , and in accordance with e-mail from Howard and Seddon Partnership dated 4th May 2018 confirming the painting of the permacrib in dark green colouration, and that all the permacrib walls would be seeded (thereby create green structures within the gardens), before the development is completed.

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

18) The lighting scheme shall be implemented in accordance the street lighting design as shown on plan ref 18625 -D-01 rev A (solely in relation to street lighting), and e-mail dated 14th February 2018 confirming the lantern specification is the Manchester City Council's Philips Micro Luma 4000K DALI enabled with Philips City Touch; together with the submitted Outdoor Lighting Reports - 18625-A-01 Lighting Class P4 date 23 January 2018; Roadway Lighting Report 18625-R-01 Lighting Class P4 Single sided - Min date 23 January 2018; Roadway Lighting Report 18625-R-02 Lighting Class P4 Single sided - Max date 23 January 2018; Roadway Lighting Report 18625-R-03 Lighting Class P4 Staggered - Min date 23 January 2018; Roadway Lighting Report 18625-R-04 Lighting Class P4 Staggered - Max date 23 January 2018.

Security lighting shall be implemented in accordance with the information received from Howard and Seddon in e-mail dated 6th February 2018 confirming the house security lights would be positioned on each corner of the property at eaves height approx..4.7m together with the submitted Spot light specification sheet relating to security lighting .

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

19) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as LPA confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

20) The landscaping scheme shall be implemented in accordance with the details shown on plan ref: PR/17/ AH01/GA/01 Rev.F (landscape works) . The approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase. 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 each Phase of the development is carried out, that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for Manchester.

21) No trees shall be felled, or have any works undertaken on them, during the bird nesting season (March to August inclusive).

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

22) Within the development, all trees, shrubs and hedges within the development and/or trees whose root structure may extend within the development, which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other operation approved by this permission is carried out . Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Core Strategy for Manchester .

23) In this condition "retained tree" means an existing tree (including street trees), shown as being retained as part of the landscaping scheme to be approved as part of a reserved matters application; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the buildings for its permitted use.
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the landscaping scheme to be approved at reserved matters stage without the written approval of the local planning

authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of
such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree along the eastern boundary shall be undertaken in accordance with the
approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

24) The development shall be implemented in accordance with plan ref: 12490- 11 rev.D (proposed site plan for bats roost located in the gable of plot nos. 28;29;35 and 44), together with the details of the proposed Vincent Pro Bat box and the information received from Howard and Seddon in an e-mail dated 6th February 2018.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

25) Before the erection of the above ground floor structures, full details of a scheme for the management, destruction and /or disposal of Japanese Knotweed , to be carried out by the developer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval . Any such scheme shall be implemented in full.

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

26) 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) none of the dwellings hereby approved shall be used for any other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, 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.

27) The development shall be implemented in accordance with the information submitted on the Local Labour agreement template ,and signed Statement of Intent submitted on 24th April 2018 in relation to site enabling works. A Local Labour Proposal for construction shall be submitted to and agreed in writing with the City Council as local planning authority prior to construction work commencing (i.e. when the supply chain is in place). The approved scheme shall be in place prior to the commencement of the above ground works, and shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC5 of the Core Strategy for Manchester.

28) The development shall be implemented in accordance with the technical report on the archaeological excavation results (site code CFM 17/248) reports dated June 2018 prepared by TVAS.

Reason: In accordance with NPPF Section 16, To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

29) Notwithstanding information shown on plan ref: PR/17/ AH01/GA/01 Rev. F (landscape works), no landscaping works shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the finalised positions, design, materials and type of boundary treatment to be erected on the site, together with the proposed timing of the erection of the boundary treatment. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with d policies SP1 and DM1 of the Core Strategy for Manchester.

30) Prior to the installation of the gates to the access to the cemetery courtyards referred to in the Crime Impact Statement finalised details of the location elevational design detailed specifications of the 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.

Reason - In the interests of highway safety and pedestrian safety, pursuant to policies DM1, SP1 and T1 of the Core Strategy for Manchester.

31) The development shall implemented in accordance with the drainage information and the further storm data; drainage details ; external levels and flood routing plan received by e-mail on 19th January 2018, together with the confirmation received by email dated 3rd April 2018 that a covenant will be incorporated into the deeds restricting

extensions to the affected plots shown on plan ref: 12490 11 rev.E attached to the e-mail dated 03.04.2018

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG, and policies EN8, EN14 and DM1 of the Core Strategy for Manchester.

32) 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:

o Verification report providing photographic evidence of construction as per design drawings;
o As built construction drawings if different from design construction drawings;
o 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 - To ensure a satisfactory method of surface water disposal and prevent the increased risk of flooding elsewhere, and ensure future maintenance of the surface water drainage system, pursuant to policies EN8, EN14 and DM1 of the Core Strategy for Manchester.

33) Prior to the commencement of above ground works a landscape management and maintenance strategy that includes provisions for the long-term management of the landscaped slope and boundary treatment adjacent to Crescent Road shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved method statement.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 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: 29 January 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.