MANCHESTER CITY COUNCIL

Planning

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Date: 5 February 2018

Dear Sir or Madam,

Class M, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 118291/P3MPA/2017
Description: Notification for a Prior Approval for a change of use from retail use class A1 to residential class C3
Location: 382 - 384 Claremont Road, Manchester, M14 7WB

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 application has been determined in a timely manner and in accordance with the guidance contained within the National Planning Policy Framework as well as the Development Plan and other material considerations.

The City Council is satisfied that this development minimises the impact on the local highway network and transport, that there are no known contamination or flood risks at the site, that the proposal would not lead to an inadequate level of retail facilities in the area and that the proposed external alterations are acceptable.

The proposal therefore complies with the requirements of policies SP1, EN18, EN19, T2 and DM1 of the Manchester Core Strategy and the requirements of Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order 2015. Approval is hereby granted in accordance with drawings numbered BR1, BR2, BR3 and BR4, stamped as received by the City Council as Local Planning Authority on 1 June 2016.

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a) Drawing numbered 17-17-20-001, Revision R1, Revision date 01 December 2017, showing the Existing and Proposed ground floor plan and front elevations, received by the City Council as Local Planning Authority with the planning application on 04 December 2017.

b) Site Plan, unnumbered and undated, received by the City Council as Local Planning Authority with the planning application on 04 December 2017.
c) Part M Statement, dated December 2017, received by the City Council as Local Planning Authority with the planning application on 04 December 2017.
d) Prior Approval A1 to A3 Statement, dated December 2017, received by the City Council as Local Planning Authority with the planning application on 06 December 2017.
e) Prior Approval A1 to A3 Statement, Part 3 Class M, dated December 2017, received by the City Council as Local Planning Authority with the planning application on 11 December 2017.

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.

Prior to first occupation of the building for the use hereby approved, the signage and roller shutter frontage to the building shall be removed and full details of the elevational changes required to make the building suitable for residential habitation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Before first occupation of the application building for residential purposes (Class C3), details of a secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved details of the bin store shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained in situ.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

Building Regulations 2010
Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

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

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing