MANCHESTER CITY COUNCIL

Planning

Steven McCoombe
Telephone: 0161 234 4607
s.mccoombe@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Richard Drinkwater
Richard Drinkwater Architects
Unit 8
Oak Green
Stanley Green Business Park
Cheadle Hulme
SK8 6QL

Date: 23 November 2017

Dear Sir or Madam,

Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 117760/P3OPA/2017
Description: Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 26 apartments (Class C3)
Location: Globe House, 30-34 Southall Street, Manchester, M3 1LG

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

The City Council is satisfied that this development minimises the impact on the local highway network and there are no known transport, noise impact, contamination or flood risks at the site. The proposal therefore complies with the requirements of policies SP1, EN14, EN18, T2 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester, pursuant to Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawings numbered 07427_01/A and 07427_03/I stamped as received by the City Council as Local Planning Authority on 29th September 2017.

The communal leisure facilities provided in the basement area shown on drawing numbered 07307_03/I stamped by the City Council as Local Planning Authority on 29th September 2017 shall not be for general public use and shall only be used by residents of the host building only.

Reason - To prevent an over intensive use of the building and excessive on-street parking demand in the locality, in the interests of highway safety, pursuant to policies DM1, SP1 and T1 of the Manchester Core Strategy.

Notwithstanding details submitted, the building shall not be occupied for residential purposes as hereby approved, until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the 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 amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Before the building is occupied for residential purposes, a scheme for acoustically insulating the residential accommodation against noise from nearby roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from the nearby roads in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of 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