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 T Askew
Manchester Dogs Home
Crofters House
Moss Brook Road
Manchester
M9 5PG

Agent (if used)

Mr Daniel Waugh
Dickinson Waugh Architecture Ltd
The Cart House
Hollins Farm
Twemlow
Holmes Chapel
CW4 8GE

Part 1 – Particulars of the application/development

Proposal: External alterations comprising the closing off of 2No existing doors and installation of new windows.

Location: Crofters House , Moss Brook Road, Manchester, M9 5PG

Date of application: 16 November 2017

Application number: 118227/FO/2017

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. A number of issues have arisen during this application in relation to the specific schedule of works proposed to the listed building and officers have worked with the applicant to address the issues and deliver an acceptable scheme. Therefore, the scheme is now acceptable and in accordance with the Development Plan.

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:

Site Location Plan
Drawing LBC02
Drawing LBC03
Drawing LBC04
Drawing LBC05
Heritage Statement by The Architectural Historian
stamped as received by the Local Planning Authority on the 16th November 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.

3) Prior to the commencement of any repair works to the existing render on the building, a fully detailed method statement for locations and techniques for repair, along with a materials specification of new render and the colour of the render paint shall be submitted to and approved in writing by the Local Planning Authority. he development shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of any repair works to the existing windows or installation of any new windows on the building, a fully detailed method statement for the techniques of repair to existing windows and a detailed schedule including drawings/profiles of any new windows to be installed (including rooflights), shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

5) Following an assessment of the existing painted stonework on the building, a fully detailed method statement for the removal of paint from the stonework shall be submitted to an approved in writing by the Local Planning Authority prior to any necessary works to the stonework being commenced. The works shall then be completed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

6) Prior to the installation of any new exterior doors at the building, a detailed schedule including drawings/profiles of any new doors to be installed and the proposed paint colours, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

7) Prior to the commencement of any repair works to the stall risers on the existing bay windows, a fully detailed structural method statement outlining the nature of the proposed repair works, techniques for the repair works and a replacement solution if the stall riser breaks during the works, shall be submitted to and approved in writing by the Local Planning Authority. The repair works shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) 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.

Date: 11 January 2018

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 2017 until 31st December 2018