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 Nick Bundock
6 Barlow Moor Road
Manchester
M20 6TR

Agent (if used)

Mr Ian Lucas
Byrom Clark Roberts
Washbrook House
Talbot Road
Old Trafford
Manchester
M32 0FP

Part 1 – Particulars of the application/development

Proposal: Installation of new steps and ramped access to the south of the Church, together with re-roofing of the south side Nave, entrance lobby, south Transept and foyer (chancel), repairs to tracery window and associated re-pointing and masonary repairs

Location: Emmanuel Church, 6 Barlow Moor Road, Manchester, M20 6TR

Date of application: 8 January 2018

Application number: 117834/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

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has refused the application for the reasons outlined in this delegated report. The consultation process, including the posting of site notices, returned no objections. The Council however had its own concerns regarding the siting of the ramp and new steps and sought amendments to the application which are reflected in the revised plans.

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;

The application form and drawings numbered;

110 Rev B and 109 Rev B received on the 8 January 2018;
109, 112, 120, 111, 110, 108, 107, 105, 104, 103, 102 and 101 received on the 11 October 2018;
106 Rev C received by email on the 28 February 2018;

Design and Access Statement prepared by Byrom Clark Roberts dated October 2017;
Heritage Impact Assessment prepared by Byrom Clark Roberts dated October 2017;
Arboricultural Statement prepared by Cheshire Woodlands dated 5 January 2018;
Traditional Sign & Fingerpost Components (Leander Architectural) and photos, received on the 11 October 2017.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved UDP policy DC18 'Conservation Areas' and policies SP1 and DM1 of the Core Strategy for Manchester.

3) No development that is hereby approved shall also commence unless and until samples and specifications of all other materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The approved materials shall then be used in the construction of the development hereby approved.

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 and extant policy DC1 of the Unitary Development Plan for the City of Manchester.

4) Prior to commencement of above ground works, detailed design drawings, including cross sections, showing the foundation design and any layers of sub-foundation protection in relation to the extent of tree roots for trees numbered T1 to T7 within the approved Arboricultural Statement, shall be submitted to and approved in writing by the city Council as Local Planning Authority. The foundations shall only be constructed in accordance with the approved drawings.

Reason - To safeguard the root protection zones of retained trees on the site in the interests of residential and visual amenity pursuant to policies DC1, DM1, EN3, EN9 and EN15 of the Development Plan for Manchester.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped 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 protection of retained trees shall be undertaken in accordance with the approved plans and particulars as detailed in the Arboricultural Statement prepared by Cheshire Woodlands dated 5 January 2018 (Ref: CW/8898-AS) 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.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

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

Should the works hereby approved at any time incur the need to carry out works to trees within the application site, including their pruning, lopping or felling, a Notice of Intent to carry out the works to trees in a conservation area shall be made to the City Council as Local Planning Authority prior to the commencement of development.

Date: 23 April 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.