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
Retail Property Investments Ltd
4 The Cottages
Deva Centre
Trinity Way
Salford
M3 7BE

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Erection of a fourth storey to provide 6 no. apartments (22 in total Use Class C3), with associated elevational alterations and car parking

Location: 102 Manchester Road, Chorlton, Manchester, M21 9SZ

Date of application: 4 August 2017

Application number: 116984/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 application has been determined in a positive and proactive manner as required by article 35 of the Development Management Procedure Order 2015 as amended. In this instance the City Council as local planning authority sought amendments from the applicant to reduce the visual impacts on the character and appearance of the area.

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:

Drawings:
(E-4)0103 Rev1 'Third floor - roof extension proposed'
(E-4)0200 Rev 1 ' Proposed elevations'
Received by the local planning authority on the 29th September 2017

(E-4)0100 Rev 3 'Ground Floor Plan'

Received by the local planning authority on the 11th October 2017

Documents:
Waste Management Strategy appended to the Planning Statement prepared by Paul Butler Associates dated 12th July 2017
Air Quality Assessment prepared by Redmore Environmental reference 1790r2 dated 4th August 2017
Crime Impact Assessment Version A reference 2016/0931/CIS/02 prepared by GMP Design For Security
Noise Assessment prepared by Azymuth Acoustics reference A1749 dated 7th November 2016
Highways Technical Note reference 170630/SK21679/TN04(-02) prepared by SK Transport Planning

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 development on site a construction management plan shall be submitted to and approved in writing, the plan shall include:
- Contractor parking arrangements;
- Delivery, storage, disposal and collection of materials arrangements.

The development shall be subsequently undertaken in accordance with the approved plan.

Reason - In the interests of highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

4) The materials to be used on the external surfaces of the extension hereby permitted shall match those as set out on the approved drawings and submitted application form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

5) The development hereby approved shall be undertaken in accordance with the acoustic insulation mitigation measures as set out within the Acoustic Report prepared by Azymuth Acoustics dated 7th November 2016. A verification report supported by appropriate evidence that the approved mitigation measures have been installed shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development hereby approved.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

6) The cycle parking details as indicated on the approved plans 'Proposed ground floor plan (E-4) 0100 Rev 3 received via email on the 11th October 2017' and shall be installed prior to the first occupation of the residential accommodation and be maintained and retained thereafter.

Reason - To ensure that adequate secure cycle parking is available to residents of the development.

7) Prior to first occupation of the development hereby approved the car parking spaces for residents of the development, as indicated on the proposed ground floor plan 'Proposed ground floor plan drawing (E-4) 0100 Rev 3 ' received via email on the 11th October 2017 shall be demarcated and subject to appropriate signage as being available for the sole use of residents of the approved development. The demarcation and signage shall be maintained and retained thereafter.

Reason - To ensure that adequate car parking is available to residents of the development in the interests of highway and pedestrian safety.

8) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those residing, attending or employed within the building;
ii) a commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety.

9) Before first occupation of the development any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

10) The approved scheme for the storage and disposal of refuse as indicated on the approved plans and documents contained in condition 2 of this approval 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 policy 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

In order to discharge the condition relating to the acoustic insulation of any external equipment installed at the development any equipment should be selected and/or acoustically trated so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The applicant is advised that any requiremeents for licensing, hoarding/scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the Council's Highway applications and Network Resilience teams via Contact Manchester (tel: 0161 234 5004)

Date: 19 October 2017

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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.