MANCHESTER CITY COUNCIL

Planning

Angela Leckie
Telephone: 0161 234 4651
a.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr David Smith
Indigo Planning
Toronto Square
Toronto Street
Leeds
LS1 2HJ

Date: 7 September 2017

Dear Sir or Madam,

Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 116793/P3OPA/2017
Description: Prior notification of change of use from offices (Class B1) for change of use to apartments (use class C3) comprising 39 no. studios.
Location: 12 Minshull Street, Manchester, M1 3FR

Whilst the City Council is satisfied that there are no known contamination or flood risks at the site, the prior approval of the City Council as local planning authority is required as to the noise and highway impacts of the proposal. Under the provisions of paragraph W of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 prior approval is granted for the development subject to the following conditions

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.

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

(a) Site plan 432/32 (01)001 stamped as received on 26-06-17;

(b) Dwgs 432/32 (02) 101, 102 and 103;

(c) David Smith's e-mail in relation to Refuse dated 07-08-1;

(d) Cycle parking facilities as shown on Dwg 432/32 (02) 101 and as detailed in section on Transport and Highways of Indigo's letter dated 26-06-17; and

(e) Comments on C5 in Indigo's e-mail dated 07-09-17

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 installation of the proposed glazing and additional ventilation confirmation of the details of these and compliance with the recommendations in table 5.1 (Environmental Noise Solutions Ltd, Dated 17 August 2017) shall be submitted 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. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Prior to first occupation a scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs, which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future, pursuant to policies CC5 and DM1 of the Core Strategy and the National Planning Policy Framework.

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