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 Richard Raper
1 Oaklea Gardens
Adel
Leeds
LS16 8BH

Agent (if used)

Mr Richard Raper
1 Oaklea Gardens
Adel
Leeds
LS16 8BH

Part 1 – Particulars of the application/development

Proposal: Change of Use from D1 (Church/Community) to C3(a) (Residential) as 9 No. apartments, including elevational alterations.

Location: 8 Cable Street, Manchester, M4 5EG

Date of application: 7 February 2017

Application number: 114908/FO/2016

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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:

002 revC,110 revC, 111 revC, 112 revC, 113 revC, 114 revC, 115 revC, 116 revC, 210 revC, 211 revC, 212 revC, 213 revC, 214 revC, 215 revC, 500 revC, 501 revC, 502 revC, 503 revC, 504 revC,. 507 revC, 505 revC, 506 revC, 100 revC, 101 revC, 102 revC, 103 revC, 104 revC, 105 revC, 200 revC, 201 revC, 202 revC, 203 revC, 204 revC, 118 revC, 119 revC, 120 revC, 121 revC, 122 revC, 117 revC, 900 revC, 901 revC, 902 revC
903 revC, 904 revC, 905 rev C906 revC, 907 revC908 revC, stamped as received on 14th July 2017,and drawings numbered FD 001, FD002, FD003, FD007, PC004, PC008 and PC011, stamped as received on 22nd May 2017.

The Design and Access Statement , stamped as received on the 7th February 2017 and the amended Design and Access Statement, stamped as received on the 22nd May 2017, the Crime Impact Statement from Greater Manchester Police, The Energy Strategy from Syntegry Consulting and the Structural Survey from Price and Myers, stamped as received on 29th December 2017. The stone cleaning data by Stone Health Limited, Lift Details by Sheridan Lifts Limited, and the Vent Axis technical data, stamped as received on 22nd May 2017. The Air Quality Assessment by Air Quality Assessment Limited, Box Fan details by Vent Axia, Method Statement Brick Cleaning and Jointing Details by Bullen Conservation Limited, Secondary Glazing Information by Venturi UK , stamped as received on the 22nd May 2017. The Noise Impact Statement by Clement Acoustics, The Heritage Statement by Paul Gwilliam, The Waste Management Strategy, the Transport Statement and Trip Information Graph by TPS Travel Plans, stamped as received on 29th December 2017. T, and The Outline Door Specifications, stamped as received on the 1st August 2017.

The emails from Kennedy Woods Architects containing window acoustic information by Clements Acoustics, and the email containing management of access arrangements, dated 9th August 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010, (or any order revoking and re-enacting that Order with or without modification), no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families, pursuant to policies DM1 and H3 of the adopted Core Strategy Development Plan Document for the City of Manchester and policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance.

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.
- Site security

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

o Monday - Friday: 7.30am - 6pm
o Saturday: 8.30am - 2pm
o Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) Before the development commences an acoustic attenuation scheme to protect against traffic noise, and any commercial or public areas, including particulars of the internal noise levels to be achieved, acoustic glazing and acoustically treated ventilation to be installed as part of the development , shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before the residential apartments are occupied.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant policies SP1,H1 and DM1 of the Core Strategy for Manchester.

7) Before first occupation of the development the building, together with 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.

8) No development shall commence 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 - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

9) Prior to first occupation a scheme including details for air intake for the apartments at ground and first floor level, shall be provided, details including which system which shall be installed to maintain a clean air supply is provided to the apartments, shall be submitted to and approved in writing by the City Council as local planning authority. The approved air quality scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) The development shall be implemented in accordance with the recommendations within the submitted Crime Impact Statement, stamped as received on 29th December 2017 and the emails from Kennedy Woods Architects, dated 21st June 2017, 4th July 2017 and 9th August 2017, including the physical security specifications listed within section 4 of the appendices within the submitted Crime Impact Statement. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secure by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for Manchester and to reflect the guidance in the National Planning Policy Framework.

11) Prior to their installation, finalised details of any CCTV to be incorporated within the scheme, including design and location of columns and cameras, shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure adequate security within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

12) The development hereby approved shall be carried out in accordance with the Transport Statement Travel prepared by TPS Travel Plan, stamped as received by the City Council, as Local Planning Authority, on 29th December 2017.
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 living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building 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 use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be

submitted for approval 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 assist promoting the use of sustainable forms of travel pursuant to policies SP1, T2 and DM1 of the Core Strategy for Manchester.

13) No part of the development shall be occupied until the facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority, and in accordance with the locations shown on plan ref: 110 Rev C, stamped as received on 14th July 2017, These facilities shall then be permanently retained and reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant T1and DM1 of the Core Strategy for Manchester.

14) The windows on the rear facing elevation shown on drawing refernced 201 Rev C, shall be fitted with obscure glazing. The windows shall thereafter be maintained in that condition.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development and policies DC1.1, DC1.2, DC1.3 and DC1.5 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.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 they have a duty to protect roosting bats: if bats are found at any time during the works, planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the roost.

Date: 11 August 2017

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