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

Rosalind Haskins
Mark Andrew Developments Ltd
c/o Agent

Agent (if used)

Mr Matthew Hard
Indigo Planning
Lowry House
17 Marble Street
Manchester
M2 3AW

Part 1 – Particulars of the application/development

Proposal: Change of use of basement from ancillary storage to a bar and associated works including replacement doors and roller shutter creation of external seating area to rear, demolition of existing rear railings and erection of new wall

Location: Habib House , 9 Stevenson Square, Manchester, M1 1DB

Date of application: 18 May 2017

Application number: 113981/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

In assessing the merits of an application for planning permission, officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. The planning officer has worked with the applicant to resolve problems relating to access and visual amenity.

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 received by the City Council as local planning authority on 22 September 2017
Planning Statement by Indigo dated September 2016
Operating Statement received by the City Council as local planning authority on 3 May 2017
Access Statement received by the City Council as local planning authority on 12 May 2017
Technical Memorandum by ECHO Acoustics dated 2 September 2016
Noise Management Plan Statement received by the City Council as local planning authority on 16 December 2016
Waste Management Strategy received by the City Council as local planning authority on 10 January 2017
Dispersal Policy Selfless received by the City Council as local planning authority on 30 September 2016
Smoking Policy Selfless received by the City Council as local planning authority on 30 September 2016
Queuing Policy Selfless received by the City Council as local planning authority on 30 September 2016
Crime Impact Statement Version A: 09/09/16 Reference: 2016/0628/CIS/01
Points 16, 17, 20 and 23 of the letter from Matthew Hard of Indigo Planning Limited dated 1 November 2016
Email from Emer Cunningham of Indigo Planning Limited to Manchester City Council dated 16.12.16 referring to the removal of the existing roller shutters on the building.

Drawing numbers
DWG 2 Revision 01: Basement General Arrangement - Proposed
DWG 4 Revision 01: Ground Floor General Arrangement - Proposed
DWG 6: Stevenson Square Elevation - Proposed
DWG 8: Lever Street Elevation - Proposed
DWG 9 Revision 01: Elevation A-A & C-C Proposed
DWG 10: Elevation B-B - Proposed
DWG 11: Elevation C-C - Proposed
DWG 12: Elevation D-D - Proposed
Image 1

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) The premises shall not be open outside the following hours:-

Monday to Wednesday 11:00-00:30
Thursday 11:00-01:30
Friday and Saturday 11:00-03:30
Sunday 11:00-01:00
On a day before a bank holiday 11:00-03:30

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) Before any use hereby approved commences, a swept path analysis to demonstrate refuse vehicular routing shall be submitted to and approved in writing by the City Council as local planning authority. The use shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.

5) The use shall not commence until space and 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. The approved space and facilities shall then be retained and permanently 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 in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

6) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday;
10:00 to 18:00, Sundays and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) No part of the site outside the building shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

8) The approved Waste Management Strategy shall be implemented as part of the use and shall remain in situ whilst the use or development is in operation. Bins shall not be left outside the storage area for more than half an hour before or after collection.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

9) The use hereby approved shall not commence until the measures outlined in the approved Noise Management Plan have been implemented. The measures shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

10) The proposed development shall be designed and constructed in accordance with the following security measures:

- Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

- Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

- A CCTV system should be included within these licensed premises and should be capable of monitoring the following areas: external doorways, all internal spaces including the bar and function room area.

- Signage should be displayed to indicate the areas of the premises that are restricted to staff only.

- Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.

- Dusk till dawn lighting should be installed above all external doors.

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

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.

You may require a premises licence if you intend to offer any of the following at your premises: sale of alcohol, sale of hot food or drink (between 2300 and 0500), music, dancing, plays, films, indoor sporting events and boxing or wrestling entertainment. For further information or guidance please contact the Premises Licensing Team by phone on 0161 234 5004 or e-mail premises.licensing@manchester.gov.uk

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

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

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

Date: 13 July 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