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

Rooms Cable Systems Mcr Ltd
18 Kingsley Road
Manchester
M22 4WU

Agent (if used)

Paul Judge
Paul Judge Design
49 Bideford Road
Stockport
Cheshire
SK25AX

Part 1 – Particulars of the application/development

Proposal: Reconfiguration of existing 2 flats to form 1 x 2 bedroom duplex and 1 x 3 bedroom duplex involving elevation alterations and rear staircase

Location: 84 Church Road, Northenden, Manchester, M22 4NW

Date of application: 13 May 2013

Application number: 102113/FO/2013/S2

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 31 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal has been the subject of pre-application advice following previous refusals at the site. The scheme is considered to be acceptable and in accordance with the development plan.

Reason(s) for decision

Approve on the basis that the proposal is in accordance with the City Council's Core Strategy (July 2012) policies SP1, EN1, T2 and DM1, the Guide to Development in Manchester SPD (2007), extant policies DC1 and DC5 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

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 PA 042012/07/A/B and site plan stamped as received by the City Council, as Local Planning Authority, on the 1 May 2013

Drawings PA 042012/05/A and PA 042012/03/A stamped as received by the City Council, as Local Planning Authority, on the 5 April 2013.

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) No development that is hereby approved shall commence unless and until samples and specifications of all 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.

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.

4) The car parking layout, as indicated on the site plan stamped as received by the City Council, as Local Planning Authority, on the 1 May 2013, shall be surfaced, demarcated and made available prior to the first occupancy of the residential units hereby approved ad thereafter retained and maintained .

Reason - To ensure adequate car parking arrangements are available for the development pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

5) The refuse storage area, as indicated on the site plan stamped as received by the City Council, as Local Planning Authority, on the 1 May 2013, shall be installed and made available prior to the first occupancy of the residential units hereby approved ad thereafter retained and maintained .

Reason - To ensure adequate refuse arrangements are available for the development pursuant to policies SP1and DM1 of the Manchester Core Strategy (2012).

6) The side access gate, as indicated on the site plan stamped as received by the City Council, as Local Planning Authority, on the 1 May 2013, and drawing PA042012/07/A/B stamped as received by the City Council, as Local Planning Authority, on 26 April 2013 shall be installed and made available prior to the first occupancy of the residential units hereby approved ad thereafter retained and maintained.

Reason - To ensure adequate access gate is installed to secure the rear of the premises pursuant to policies SP1and DM1 of the Manchester Core Strategy (2012).

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. This shall include details of lighting for the development and locks for windows doors and the access gate. 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 Secured by Design accreditation.

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.

8) Before first occupation the firs floor rear bathroom window (as indicated on drawing PA 042012/03/A stamped as received by the City Council, as Local Planning Authority, on the 5 April 2013) shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, top opening and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

This permission does not grant approval under Building Regulations.

Date: 8 July 2013

Signed: 

Julie Roscoe
Head of Planning
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, he may appeal to the First 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 Appeals area of the Planning Portal www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he 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 First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.