MANCHESTER
CITY COUNCIL

IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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 of £85 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Justine Gore Riverside Housing 32 Lever Street M11 1DE	Mark Sexton - E C Harris The Royal Exchange Manchester M2 7EH

Part I – Particulars of Application

Date of Application	Application ref. no.
24 June 2008	085374/LO/2007/N2

Particulars and location of development:

LISTED BUILDING CONSENT Internal alterations including changes to internal layout and external alterations including new steps and installation of platform lift on side elevation

Newbury House
80 Daisy Bank Road
Rusholme
Manchester
M14 5GJ

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the following decision

Decision Approved

It is considered that the proposal will generally accord with the policies contained within the Development Plan, specifically the Unitary Development policies DC3, DC18, DC19, H2.2 and E3.5 of the Manchester Unitary Development Plan, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1, and DP2 and DP3 of the Regional Spatial Strategy, in that the development would help facilitate the provision of modern and up to date supported housing for people in need of accommodation, would significantly improve the accommodation, and generally the proposal would provide a high quality facility within the area to the benefit of the wider surrounding community

allowing the continuing regeneration of the locality and there are no material considerations of sufficient weight to indicate otherwise.

Date of Decision 5 September 2008

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawings numbered 207/1821/01, 207/1821/02, 207/1821/03, 207/1821/04, 207/1821/05, 207/1821/06, 207/1821/07 and 207/1821/08 stamped as received by the City Council, as Local Planning Authority on 18th December 2007, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

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. The development shall be constructed only using the approved materials unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details shown on the submitted plans, the proposed external staircase shall be powder coated in a colour to be agreed with the City Council, as Local Planning Authoeity, prior to works commencing on site. The staircase shall only be constructed in accordance with the approved details.

Reason - In the interests of residential and visual amenity, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details shown on the submitted plans, the retaining walls and grills of the proposed lightwells shall be painted/powder coated in a colour to be agreed with the City Council, as Local Planning Authority, prior to works commencing on site. The lightwells/retaining walls/grills shall only be constructed in accordance with the approved details.

Reason - In the interests of residential and visual amenity, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed works to the roof of the premises, including any roof ventilation works and any repointing works to any chimney, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed new windows have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed new doors, including the main entrance doors and associated screen, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed soil vent pipes and rainwater pipes, including proposed materials, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed new extractor fans, including specifications, location and colours, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of the proposed disabled persons platform lift, including works to the existing external steps, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

12) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed bathroom pods, including details of extract ventilation through ducting, drainage details and an indication that all pods would would have a ceiling formed at no higher than 2400mm, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of the proposed works to the basement floor have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of the proposed door to room 20, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of the location of shower/bath pods to rooms 30, 37 and 44, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of all proposed re-wiring and electrical works, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

17) Notwithstanding the details shown on the approved plans, no development that is hereby approved shall commence until details of the proposed new heating system, including new emitters and distribution system, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only in accordance with the approved details unless otherwise agreed 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, pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

Signed**……**

Peter Babb, Head of Planning

on behalf of the Council
Town Hall, Manchester M60 3NY

NOTES

1. Leaflets attached:

2. This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation**.**

3. If the applicant is aggrieved by the decision of the local planning authority to refuse consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the First Secretary of State in accordance with sections 20 and 21 of the Act 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.

4. If consent is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent 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 27 of the Act.