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 of £85 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

Brooklands Medical Practice
594 Altrincham Road
Brooklands
Manchester
M23 9JH

Agent (if used)

Toby Tyler
Tyler and Co Architects
Craycombe House
73A Bold Street
Altrincham
Cheshire
WA14 2ES

Part 1 – Particulars of the application/development

Proposal: Change of use of No.596 from residential dwelling (C3) to doctor's surgery (D1) in connection with existing doctors surgery at No.594, involving erection of dormer window and creation of additional parking facilities

Location: 594-596 Altrincham Road, Brooklands, Manchester, M23 9JH

Date of application: 31 May 2012

Application number: 098853/FO/2012/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).

Reason(s) for decision

on the basis that the proposal is in accordance with the City Council's Unitary Development Plan and the emerging Core Strategy, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise:

Unitary Development Plan:-

Policy H2.2 states that the City Council will not allow development which will have an unacceptable impact on residential areas. It is not considered that the proposal will have an impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy E3.5 states that the City Council will promote measures which will lead to a safer environment for all people living in and using the City. This proposal complies with this policy

Emerging Core Strategy Development Plan Document:-

Policy DM 1, the proposal complies with this policy in terms of layout, scale, impact upon residential amenity and safety.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority: 992-01b, 02, 03a, 04 and 05.

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 and policy DM1 in the emerging Core Strategy Development Plan Document.

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, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document.

4) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved becoming operational. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document..

5) Prior to the commencement of the development hereby approved details of appropriate signage indicating the vehicular access and egress arrangements to the site shall be submitted and approved by the City Council as local planning authority. The approved signage shall then be installed and thereafter maintained prior to the development becoming operational.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document..

6) The windows in the dormer hereby approved shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent 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 Policy H2.2 of the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document.

7) Before the development commences a scheme for the storage and disposal of refuse shall be 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 - In the interests of amenity and public health, pursuant to policy H2.2 in the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document.

8) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

- Mondays to Wednesdays: 0830hrs to 1800hrs
- Thursdays: 0830hrs to 1300hrs
- Fridays: 0700hrs to 1800hrs
- alternate Tuesdays and Wednesdays: 0830hrs to 2000hrs

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policy H2.2 in the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document.

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

0730hrs to 2000hrs, Monday to Saturday,
no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and policy DM1 in the emerging Core Strategy Development Plan Document.

10) Prior to the commencement of the development hereby approved details of a Crime Prevention Plan designed to minimise the risk of crime, in accordance with the principles of "Secured by Design" shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented before the development becomes operational and thereafter permanently retained.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and Policy DM1 in the emerging Core Strategy.

11) Prior to the commencement of the development hereby approved, details of framework Travel Plan shall be submitted to and approved by the City Council as Local Planning Authority. The Travel Plan shall then be implemented and reviewed in accordance with those approved details unless otherwise agreed in writing by the City Council as Local Planning Authority.
Reason - To encourage the use of transport other than single occupancy of a car in accordance with the principles of sustainable transport, pursuant to the provisions contained within the National Planning Policy Framework.

Informatives

This permission does not grant approval under Building Regulations.

Any external lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Date: 3 July 2012

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.