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

Mr Peter Armistead
Armistead Property Ltd
1 Crossland Road
Chorlton
Manchester
M21 9GU

Agent (if used)

Mr Kevin Maloney
Blueprint Cad Ltd
3 Ridgeway
Lowton
Warrington
Cheshire
WA3 2QL

Part 1 – Particulars of the application/development

Proposal: Creation of a self contained flat in basement making 7 flats in total, including alterations to elevations, provision of lightwells and alterations to the car parking and landscaping

Location: 10 York Road, Chorlton, Manchester, M21 9HP

Date of application: 25 May 2012

Application number: 099409/FO/2012/S1

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 Core Strategy Development Plan Document and the extant saved policies in the Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise.

Core Strategy Development Plan Document Policy DM 1, the proposal complies with this policy in terms of layout, scale, impact upon residential amenity, safety and impact upon heritage assets.

Core Strategy Development Plan Document Policy EN3, the proposal complies with this policy as it will not have a detrimental impact upon the overall character of the conservation area.

Core Strategy Development Plan Document Policy EN9, the proposal complies with this policy given the additional planting and environmental improvements proposed.

Unitary Development Plan Policy DC5, the proposal complies with this policy as there is sufficient off-street parking and the proposal will not impact upon existing levels of residential 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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

330/001, 002b, 003, 004, 005, 006 and 007

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 in the Core Strategy Development Plan Document 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 DM1 and EN3 in the Core Strategy Development Plan Document for the City of Manchester

4) The dwelling unit hereby approved shall not be occupied until details of a scheme of measures to minimise the risk of crime, in accordance with the principles of `Secured by Design¿ have been submitted to and approved in writing by the local planning authority. The approved measures shall be implemented prior to occupation and thereafter permanently retained. The measures to be used shall include details of the following as a minimum:

i) New flat entrance doors should meet the BS PAS 24 2007 standard, or any superseding standard.

ii) New windows to the basement flats should meet the BS7950 standard and include 6.8mm laminate glazing

Reason - To reduce the risk of crime, pursuant to policy DM1 in the Core Strategy Development Plan Document for the City of Manchester

5) The hard and soft landscaping scheme approved by the City Council as local planning authority, shown on drawing ref: 330/002, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, pursuant to policy DM1 and EN9 in the Core Strategy Development Plan Document for the City of Manchester

Informatives

This permission does not grant approval under Building Regulations.

Date: 20 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.