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

Mr Gavin White
Kings Church in Greater Manchester
Kings Church
Kings House
Sidney Street
Manchester
M1 7HB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Change of use from house (Class C3) to supported house (sui generis)

Location: 21 Ford Lane, Northenden, Manchester, M22 4WE

Date of application: 15 March 2013

Application number: 101942/FO/2013/S2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily Approval** 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 deal with this planning application. The applicant did seek pre-application in respect of this proposal where officers were able to advise on the contents of the planning application along with highlight any issues. Officers have discussed with the applicant production of further evidence about the nature of the use and selection criteria of residents during the course of the application.

Reason(s) for decision

Approve on the basis that the proposal is in accordance with the Manchester Core Strategy (July 2012), in particular policies SP1, H10, and DM1 and the extant policy DC26 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework 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.

The proposal will provide an extension to an existing care home which offers specialised care for adults with complex health needs. The increase in accommodation will meet appropriate accessible standards and the extension has been appropriately designed to complement the existing property and minimise harm to surrounding residential amenity.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 23 May 2015; and the use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The building shall be reinstated as a dwelling house within one month.

Reason - To determine if the proposed use of the building will have any unacceptable impacts on surrounding residential amenity pursuant to policy SP1, DM1 and H10 of the Manchester Core Strategy (2012) and extant policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Management and Supervision policy prepared by Kings Church stamped as received by the City Council, as Local Planning Authority, on the 3 May 2013.

Floorplans and supporting statement stamped as received by the City Council, as Local Planning Authority, on the 15 March 2013.

Example referral form and house rules stamped as received by the City Council, as Local Planning Authority, on the 9 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) Prior to the first use of the property hereby approved, a scheme for refuse storage shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use and thereafter retained and maintained.

Reason - To ensure adequate refuse arrangements are put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the Management and Supervision policy prepared by Kings Church stamped as received by the City Council, as Local Planning Authority, on the 3 May 2013. For the avoidance of doubt this shall mean:

- No more than 4 adults living at 21 Ford Lane;
- That a manager will be present 08:00 to 16:00 Monday to Friday;
- No more than 3 volunteers will be at 21 Ford Lane at any time;
- That a 24 hours emergency management response provision is put in place.

Reason - To ensure appropriate levels of comings and goings at the site and that the premises will be managed appropriately, in the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy and extant policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Informatives

This permission does not grant approval under Building Regulations.

Date: 29 May 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.