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 Maruk Miah
Drip Coffee
Fourways House
57 Hilton Street
Manchester
M1 2EJ

Agent (if used)

Mark Percival
ArchitectureM
26-28 Hilton House
Manchester
M1 2EH

Part 1 – Particulars of the application/development

Proposal: Change of use of existing hair dressing salon (Use Class A1) to a cafe and restaurant (Use Class A3) to extend existing coffee bar (Use Class A3) with external alterations.

Location: Drip Coffee, Fourways House , 57 Hilton Street, Manchester, M1 2EJ

Date of application: 16 January 2014

Application number: 103818/FO/2013/C2

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the development, advice regarding the information required and pre application advice about the information required to be submitted to support 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:

The site location plan referenced 200 P rev E stamped as received by the City Council as local planning authority on 11th March 2014

The drawings referenced:

300 P rev D, 306 P rev C, 312 P rev D (excluding works to the existing entrance) and 332 P rev C stamped as received by the City Council as local planning authority on 12th March 2014
302 P rev C, 307 P rev C, 338 P rev C stamped as received by the City Council as local planning authority on 11th March 2014
PL-08 stamped as received by the City Council as local planning authority on 28th November 2013

The drawing by the Platform Lift Company stamped as received by the City Council as local planning authority on 26th February 2014

Points 7, 12, 13, 14, 15, 16 and 17 of the letter from Mimar Architecture dated 22nd November 2013

The Drip Outside Seating Management document stamped as received by the City Council as local planning authority on 28th November 2013

The emails from Mark Percival dated 10th March 2014 14:06 and 11th March 2014

The email from Maruk Miah dated 22 January 2014

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC1, CC5 , CC9, CC10, T1, T2 , EN3, EN 19, SP1 and DM 1 and saved Unitary Development Plan polices DC10.1-10.4, DC14.1, 14.2 and 14.5, DC18.1 , DC19.1 and DC26

3) The premises shall be used only for the purpose of Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (the sale of food and drink for consumption on the premises) and shall not be used for any other purpose.

Reason

For the avoidance of doubt and to ensure that the premises are not used as a nightclub, bar or other mixed use or for bar or nightclub style events so as to protect the amenity of the occupiers of nearby buildings pursuant to policy DM1 of Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

4) The premises shall not be open outside the following hours:-

07:00 to 23:00 Monday to Sunday (including bank holidays)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy, saved Unitary Development Plan policies DC10.1-10.4, DC26.1 and DC26

5) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 08:00, 10:00 to 16:00, 18:00 to 20:00 Monday to Saturday
10:00 to 18:00 on Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be fully implemented prior to the commencement of the use hereby approved and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy, saved Unitary Development Plan policies DC10.1-10.4 and DC26

7) The scheme for the storage and disposal of refuse as detailed in point 7 of the letter from Mimar Architecture and shown on the drawing referenced PL-08 shall be fully implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policy DM1 and EN19 of the Core Strategy for the City of Manchester.

8) A strategy for the servicing and deliveries to the premises shall be submitted to and agreed in writing by the City Council as local planning authority prior to the commencement of the use hereby approved. Servicing shall then be carried out fully and only in accordance with the agreed details.

Reason - In the interest of pedestrian and highway safety, as specified in policy DM1 of the Core Strategy for the City of Manchester.

9) The approved scheme to provide disabled access into and throughout the development as shown on the drawing referenced 300 P rev D and the drawing by the Platform Lift Company shall be implemented within a timescale to be agreed in writing by the City Council as local planning authority. Once installed the scheme shall then be retained and operational for as long as the property is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of Policies SP1, CC5, CC10, T2 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

10) A management scheme that confirms how disabled people will be made aware of the location of the alternative accessible entrance and provides details of the asisstance that will be available as required. The approved scheme shall be implemented prior to the commencement of the use hereby approved and shall be maintained in operation for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of Policies SP1, CC5, CC10, T2 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

11) The measures specified in paragraphs 4.3.1 to 4.6.4 of the Crime Impact Statement Lite stamped as received by the City Council as local planning authority on 2nd December 2013 shall be implemented on commencement of the use hereby approved and maintained for the duration of the use of the external seating area subject of this application.

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.

12) The proposed external louvres as shown on the drawing referenced 312 P rev D shall not be installed unless and until installation and fixing details and a product specification of the proposed louvres, including details of appearance and finishes have been submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

Informatives

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 13 March 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com