MANCHESTER
CITY COUNCIL

Planning

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Date: 12 August 2014

Dear Sir or Madam,

Class K, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended)
Application No.: 105840/P3KPA/2014/S1
Description: Prior approval of proposed change of use from rest home (use class C2) to childrens nursery (use class D1)
Location: 39 Russell Road, Whalley Range, Manchester, M16 8DH

I write with reference to the above application and advise you that prior approval will be required for the proposed change of use from class C2 to a Registered Nursery and in this case is granted for the following reason(s):

The proposed development subject to the conditions set out below raises no adverse issues in respect of transportation, noise or contamination. and therefore accords with the requirements of Class K of the Schedule to the Town and Country Planning (General Permitted Development) Order as amended.

1) Prior to the first use of the property as a day nursery an application for the introduction of Traffic Regulation Orders at the junction of Russell Road and Dudley Road shall be made to the City Council.

Reason - In the interests of highway and pedestrian safety pursuant to policy DM1 of the Core Strategy

2) The outside play areas shown on drawing 13-104(10)001 rev PL0 shall only be used between the hours of 10am until 11am and 14:00 to 15:00 Monday to Saturday.

Reason - To protect the amenity of the occupiers of adjacent and nearby residential accommodation pursuant to Core Strategy Policy DM1 and saved Unitary Development Plan policy DC26.

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing