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**

M20 Offices 5 Limited
Bank Chambers
93 Lapwing Lane
M20 6UR

**Agent (if used)**

Kath Ludlam
Ludlam Associates
The Bank
99 Palatine Road
Didsbury
M20 3JQ

## Part 1 – Particulars of the application/development

**Proposal**: Erection of part single storey and part two storey rear extensions, internal alterations and new front entrance providing access to first floor

**Location**: 95 Lapwing Lane, Manchester, M20 6UR

**Date of application**: 6 May 2025

**Application number**: 142882/FO/2025

## 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 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to amending plans to show retention of existing brick recess details at first floor and access to rear/waste storage areas. Amended plans were submitted showing these and the application has been determined with the attachment of appropriate conditions.

## 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 documents labelled:

o 'Proposed Front Elevation', numbered 'P(200) REV C', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
o 'Proposed Basement Floor Plan', numbered 'P(090) REV C', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
o 'Proposed Side Elevation', numbered 'P(220) REV D', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
o 'Proposed Section A-A', numbered 'P(300) REV B', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
o 'Proposed Site Plan', numbered 'P(900) REV E', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
o 'Proposed Ground Floor Plan', numbered 'P(100) REV P', stamped as received by the City Council as Local Planning Authority on the 03/07/2025.
o 'Proposed First Floor Plan', numbered 'P(110) REV H', stamped as received by the City Council as Local Planning Authority on the 03/07/2025.
o 'Proposed Rear Elevation', numbered 'P(210) REV C', stamped as received by the City Council as Local Planning Authority on the 03/07/2025.
o 2033 Rev C: Design & Access Report (Prepared by Atelier.MB, Dated April 2025; Received 06/05/2025)
o Planning & Heritage Statement (Prepared by Ludlam Associates, Dated May 2025; Received 06/05/2025)

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Prior to commencement of development, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this shall include a sample panel of brick work to be erected for inspection and made available to view, including coursing, and mortar mix, profile and finish. The development shall be fully implemented in accordance with the approved details.

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 SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

4) Prior to commencement of development, drawings at 1:20 scale fully detailing the new windows including materials, colour and finish submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details.

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 SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

5) All new external work or making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance.

Reason - Required to be imposed pursuant to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6) a) 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.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) 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 policies EN19 and DM1 of the Manchester Core Strategy.

7) The application site, at first floor, shall be used for office use (Class E(g)(i)) and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

8) The ground floor premises shall not be open outside the following hours.

- Sunday to Thursday - 08:00am to 11:30pm
- Friday & Saturday - 08:00am to 12:00am

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

9) Prior to the first occupation of the first floor unit hereby approved, proposed opening hours for the first-floor premises shall be submitted to and approved in writing by the Local Planning Authority. The first-floor premises shall not be open outside of the approved opening hours.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

## Informatives

**Building Regulations 2010**
This permission does not grant approval under Building Regulations.

**Street Naming & Numbering Requirements**
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

GMP recommend for any new external doorsets and windows (including those at ground level and any potentially accessible from single-storey elements) these are security-certified to Secured by Design (SBD) compliant standards and any new glazing is laminated. Please see https://www.securedbydesign.com/member-companies/accredited-product-search or contact this unit for further advice.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Date: 22 August 2025

Signed:

Julie Roscoe
Director 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, they may appeal to the 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 gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.