



Mr David Bitan  
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Date: 2 July 2025

Dear Sir or Madam,

**Class MA, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

**Application No.:** 142903/P3MAP/2025

**Description:** Prior approval application for the conversion of the ground floor from a retail unit to 1no. apartment

**Location:** 202 Mauldeth Road, Manchester, M19 1AJ

The City Council is satisfied that the development would have no significant, harmful impact as a result of contamination, flooding or noise. Satisfactory natural light is capable of being provided to all habitable rooms. The proposal therefore complies with the requirements of policies SP1, EN14, EN18, EN19 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester, pursuant to Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawings referenced

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|----|---------------------|-------------|-------|----------------------------|
| a. | Drawing - Site Plan | 08 May 2025 | 001   | SITE PLAN                  |
| b. | Drawing - Existing  | 14 May 2025 | 002.1 | GA PLANS AND<br>ELEVATIONS |
| c. | Drawing - Proposed  | 14 May 2025 | 003.1 | GA PLANS AND<br>ELEVATIONS |

received by the City Council as Local Planning Authority.

2) Noise Insulation

- a. Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Mauldeth Road and Kingsway shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial premises.
  - i. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.
  - ii. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate

ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

1. Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L<sub>Amax,F</sub> by more than 10 times)
2. Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
3. Gardens and terraces (daytime) 55 dB LAeq
- iii. Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.
- b. Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to safeguard the amenity of existing and future residents, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies EN1, SP1, and DM1 of the Manchester Core Strategy.

### 3) Waste Management

- 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.
- i. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.
- ii. The Waste Management Strategy must include the following information:
  1. Estimated volumes and types of waste produced by the development;
  2. Details of internal and external stores for both waste and recycling, including any plans and designs;
  3. Location of the proposed collection point and details of the route the collection vehicle will take;
  4. Details of how waste will be transferred between stores and to the collection location; and
  5. Details of number and capacity of bins proposed and collection frequency.
  6. Other details as per 'Waste Proforma v1.0' - refer to guidance at: [http://www.manchester.gov.uk/downloads/download/6048/waste\\_management\\_strategy](http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy)
- 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 order to safeguard the amenity of existing and future residents, pursuant to policies EN1, SP1, and DM1 of the Manchester Core Strategy.

4) Notwithstanding details submitted, the apartments shall not be occupied until full details of the space and facilities for bicycle parking, including means of enclosure, have submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed cycling parking space and facilities shall be implemented as part of the development and retained thereafter.

Reason - Due to the lack of off road parking and to ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

### **Informatives**

## **Building Regulations 2010**

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](mailto:building.control@manchester.gov.uk).

## **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](http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2)

Yours faithfully,



Julie Roscoe  
Director of Planning, Building Control & Licensing