

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr T Jones
Stratton Brand House Ltd.
113 Fairfield Street
Manchester
M12 6EL

Agent (if used)

Mr Gary Dearden
PPY Design Ltd
2 Helmshore Road
Bury
BL8 4PA

Part 1 – Particulars of the application/development

Proposal: Creation of Photo Studio (Use Class E) together with associated elevational alterations

Location: Basement, 113 Fairfield Street, Manchester, M12 6EL

Date of application: 17 April 2025

Application number: 142067/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

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:

TJ1-00 rev B

TJ1-03C

TJ1-04A

TJ1-05B

Appendix E - Waste Management Strategy (v.7.00 from September 2023) received 30/05/2025

Access Statement for application 142067/FO/2025 received 15/05/2025

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies CC1, CC9, CC10, DM1, EN1, EN14, SP1 and T1; as well as Places for Everyone Policy JP-P1.

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the approved plans in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4) The photography studio use hereby approved shall not be open to customer outside of the following times for the lifetime of the development:

Monday to Saturday: 09:00 - 20:00

Sundays: 09:00 - 18:00

In the event that the premises undergoes a change of use to another 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, a scheme confirming the proposed hours of operation of the proposed use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved hours shall then be adhered to for the lifetime of the replacement use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) Waste management shall be carried out in accordance with the submitted document Appendix E - Waste Management Strategy (v.7.00 from September 2023) received 30/05/2025 and submitted plans:

TJ1-03C

TJ1-04A

TJ1-05B

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) Prior to the commencement of the installation of the bike racks, details of the bike rack canopy including elevations detailing the interface with the western elevation and a product specification shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy, as well as provide sustainable transport to the site pursuant to policy T1 of the Core Strategy.

7) Accessibility provisions shall be carried out in accordance with the submitted document Access Statement for application 142067/FO/2025 received 15/05/2025.

Reason - In the interests of accessible access, pursuant to policies CC10, SP1 and DM1 of the Manchester Core Strategy (2012).

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the basement unit at 113 Fairfield Street shall be used for any purpose other than the purpose of a Use Class E (c) ii. professional services (other than medical services) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

9) Prior to the first use of the development hereby approved, the flood risk mitigation measures, as outlined in the Flood Risk Assessment 113 Fairfield Street, Manchester M12 6EL dated 10.03.2025, shall be implemented as part of the development. This shall include the finished floor level, flood barriers, flood resilient measures (up to 2m from ground level).

Flood warning and evacuation measures shall be carried out in accordance with the submitted document Appendix G Flood Evacuation Plan dated 10 March 2025.

The approved measures shall remain in place for as long as the development remains in use.

Reason - In the interests of flood risk prevention, pursuant to policies CC1, EC14, SP1 and DM1 of the Manchester Core Strategy (2012).

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

Mining Information

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 Mining Remediation Authority.

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.

The proposed site location is within 8 metres of a designated a statutory main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- o On or within 8 metres of a main river (16 metres if tidal).
- o On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- o On or within 16 metres of a sea defence.
- o Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
- o In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Date: 6 June 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 or 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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.miningremediation.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026