

17th April 2025



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Dear Planning Team

Re: No 579-581 Barlow Moor Road M21 8AE
Planning Application for discharge of Conditions 3, 4, 7a, 11 and 12 relating to planning application Ref 140033/FO/2024.

Background

Planning permission (Ref 140033/FO/2024), was approved on the 17th September 2024 by the Planning team providing for the following development:

“Erection of single-storey front, side and rear extensions; and change of use of first and second floors to create 2 no.1 bed self-contained apartments and 3 no. 2 bedroom apartments (Class C3) together with the installation of bike and bin stores and associated elevational alterations.”

The application was approved subject to total of 14 planning conditions. We are instructed to apply to enable the discharge of the following conditions:

Condition 3

Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to Policies SP1 EN3 and DM1 of the Manchester Core Strategy.

Accordingly, please find enclosed the annotated Elevation Plans **Ref 18-719-PL9B** and **18-719-PL10B**, External Materials Schedules **Ref 18-719-PL13** and **18-719-PL14** prepared by FOB Design (UK) Ltd.

Condition 4

Within 1 month of the date of this planning permission, a schedule of days and hours of operation for the use of the conservatory seating area, as shown on drawing referenced 18719-PL07/A, received by the City Council as Local Planning Authority on 16 May 2024, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The conservatory area shall only be used in accordance with the approved details.

Reason

In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Accordingly, it is confirmed that the hours of operation for the use of the conservatory seating area will be from 8am to 11pm (7 days a week).

Condition 7a

Notwithstanding details submitted, prior to the apartments hereby approved being occupied, a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road and nearby commercial uses shall be submitted to and approved in writing by the City Council as Local Planning Authority. The potential for overheating shall also be assessed and the noise insulation scheme should take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the approved flats are occupied.

Reason

In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Manchester Core Strategy.

Accordingly, please find enclosed Noise Impact Assessment prepared by e3p.

Condition 11

Notwithstanding details submitted, the apartments hereby approved shall not be occupied until a revised scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. 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

Notwithstanding details submitted, the apartments hereby approved shall not be occupied until a revised scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. 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.

Accordingly, please find enclosed the Proposed Site Layout Plan **Ref 18719-PL11B** and Refuse Storage Plan **Ref 18719-PL12**) prepared by FOB Design (UK) Ltd.

Condition 12

Prior to the commencement of development, a construction management/fit-out plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles;*
- *Sheeting over of construction vehicles;*
- *Loading and unloading of plant and materials;*

- *Storage of plant and materials, and*
- *Site hoarding; scaffolding and acoustic fencing.*

Reason

To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Accordingly, please find enclosed the Construction Management Plan prepared by Mialex.

Next Steps

Against this background, the application for the proposed discharge of Conditions 3, 4, 7a, 11, and 12 are deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tim Cropper', with a stylized flourish at the end.

Tim Cropper

MTCP MRTPI

Director

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