



Planning

Carl Glennon
Telephone: 0161 234 4530
carl.glennon@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Philip Holmes
PHA Architects Ltd
1 Cranleigh Avenue
Stockport
SK4 3PZ

Date: 21 March 2025

Dear Sir or Madam,

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

Application No.: 142003/P3GPA/2025

Description: Prior approval for change of use from retail (Class E) to 2No. 3 bed apartments (C3)

Location: 596 - 598 Stockport Road, Manchester, M13 0RQ

The City Council is satisfied that the development would have no significant, harmful impact as a result of contamination and flooding. Satisfactory natural light is capable of being provided to all habitable rooms. The development is capable of being implemented with appropriate arrangements for waste and recycling management and the attenuation of noise. The proposed development therefore complies with the requirements of policies SP1, C2, EN14, EN18, EN19 and DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policy JP-P6 of Sustainable Development Joint Development Plan Document - Places for Everyone, pursuant to Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with documents and drawings received by the City Council as local planning authority on 28 January 2025 and 18 March 2025 and referenced:

Application forms to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Proposed Ground F01/NR/01 Rev 2 Rev E

Proposed Plans: First and second plan Ref: F01/NR/03 Rev B

Location plan with a red edge Ref: F01/NR/05

Side and rear elevations Ref: F01/NR/07.

1) a) Before the development commences a scheme for the storage and disposal of refuse and recycling for use by the authorised apartments , including provision of secured bin enclosures as shown on drawings Ref: Proposed Ground F01/NR/01 Rev 2 Rev E and confirmation of bin capacities, shall be submitted to and approved in writing by the City Council as local planning authority.

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 residential amenity and to secure appropriate arrangements for the storage of bins, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

1) The City Council is satisfied that the development would have no significant, harmful impact as a result of contamination and flooding. Satisfactory natural light is capable of being provided to all habitable rooms. The development is capable of being implemented with appropriate arrangements for waste and recycling management and the attenuation of noise. The proposed development therefore complies with the requirements of policies SP1, C2, EN14, EN18, EN19 and DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policy JP-P6 of Sustainable Development Joint Development Plan Document - Places for Everyone, pursuant to Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with documents and drawings received by the City Council as local planning authority on 28 January 2025 and 18 March 2025 and referenced:

Application forms to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Proposed Ground F01/NR/01 Rev 2 Rev E

Proposed Plans: First and second plan Ref: F01/NR/03 Rev B

Location plan with a red edge Ref: F01/NR/05

Side and rear elevations Ref: F01/NR/07.

2) Before occupation of the development, windows relating to the first floor bedroom and the second floor shower room (north-west elevation) as detailed on drawings referenced: Proposed Plans: First and second plan Ref: F01/NR/03 Rev B shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

3) Before the occupation of the development a scheme related to a noise survey and detailing measures to acoustic insulating the residential accommodation against noise from Stockport Road, ground floor E uses(s) and any other identified noise sources shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the apartments are occupied and maintained in situ thereafter.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority and shall demonstrate that the implemented works conform to the recommendations and requirements in the approved acoustic consultant's report. The report shall also include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the

recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To secure a reduction in noise from Stockport Road, ground floor use(s) and any other identified noise sources and to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

4) Before the occupation of the development hereby approved, the formation of a new entrance and access and egress arrangements to the authorised apartments as detailed in drawings referenced: Proposed basement and ground floor Ref: F01/NR/02 and Front elevation as existing and proposed Ref: F01/NR/06 Rev B as part of planning permission ref: 141380/FO/2024) shall be fully implemented and maintained in situ thereafter whilst the apartments are occupied.

Reason - In the interests of residential amenity and to secure appropriate access and egress to the authorised apartments, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

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.

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

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

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.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing