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

Mr Ali Asad
Primeland Properties Ltd
C/o Agent

Agent (if used)

Julian Austin
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Demolition of the existing buildings and construction of a mixed-use development comprising a maximum of four storeys with 3 no commercial units (Class E) at ground floor level and 13 no apartments (Class C3), together with associated cycle parking, refuse
storage and landscaping.

Location: 816 Stockport Road, Manchester, M19 3AW

Date of application: 30 August 2024

Application number: 140700/FO/2024

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is acceptable and therefore determined within a timely manner.

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 received by the City Council as local planning

authority on: 5 August 2024, 12 December 2024, 10 January 2025, 19 February 2025, 20 February 2025 and 11 March 2025:

Planning application form (amended revised drawings)
A831_P_001 - Location plan
A831_P_002 - Block plan
A831_P_120 - Contextual elevations Stockport Road (amended by drawings ref:
A831_P_ 400 D - Proposed east elevation)
A831_P_121 - Contextual Midway Street
A831_P_122 - Overshadowing analysis
A831_P_ 200B - Proposed site plan updated to include culvert with easement
A831_P_216 - Servicing Strategy
A831_P_217 - Maintenance Strategy (elevations amended by drawing referenced
A831_P_ 400 D - Proposed east elevation)
A831_P_ 300G - Proposed ground floor plan
A831_P_ 301C - Proposed first floor plan
A831_P_ 302C - Proposed second floor plan
A831_P_ 303C - Proposed third floor plan
A831_P_ 304A - Proposed roof plan
A831_P_ 400 D - Proposed east elevation
A831_P_ 401B - Proposed west elevation
A831_P_ 402 - Proposed south elevation
A831_P_ 403 - Proposed north elevation
A831_P_ 500B Proposed Section AA updated to include culvert with easement
A831_P_ 501B Proposed Section BB updated to include culvert with easement
A831_P_ 502B Proposed Section BB updated to include culvert with easement
A831_P_ 3000 - Typical boundary treatment plan detail
Residential development Site Plan Ref: 12987/BCL/00/XX/DR/S/0001 Rev P02
Design and Access Statement - 816 Stockport Road Levenshulme dated May 2024 by Ollier Smurthwaites Architects (amended by approved drawings)
Planning statement for Primeland Properties Ltd 816 Stockport Road Levenshulme dated 2 August 2024 by Paul Butler Associates dated 2 August 2024 (amended by approved drawings)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Before the commencement of above ground construction works, samples and specifications of all materials (and details of fenestration reveals) 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 be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester

4) The authorised development relates to the erection of a building with a maximum of four storeys comprising 13 residential apartments (Class C3) and 3 retail / commercial units Class E (a, b and c) use at ground floor level with a maximum of 93.1 sq. metres.

Reason - To safeguard the amenities of the occupiers of occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-H3, JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no non-residential part of the ground floor of the development shall be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than for the operation of the authorised units as retail shops, cafes and restaurants and / or the provision of financial and professional services (Class E (a), (b) and (c)).

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 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.

6) Notwithstanding the General Permitted Development Order 2015 (as amended) or any legislation amending or replacing the same, no further development in the form of upward extension to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

7) Before the commencement of the development hereby approved, a detailed demolition and construction management 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:

i. Display of an emergency contact number;
ii. Details of wheel washing;
iii. Compound locations where relevant;
iv. Location, removal and recycling of waste;
v. Routing strategy and swept path analysis;
vi. Parking of construction and staff vehicles;
vii. Sheeting over of construction vehicles;
viii. Dust suppression measures.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and

policy and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

8) The ground floor ground floor commercial, business and service use (Class E (a), (b) and (c)) units shall not be open outside the following hours:

Monday to Saturday - 7.00 am to 11.00 pm.
Sunday and including Bank Holidays - 8.00 am to 10.30 pm.

Reason - In interests of residential amenity and 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 Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

9) Deliveries, servicing and collections, including waste collections relating to the authorised ground floor Class E (a, b, and c) use shall not take place outside the following hours:

Monday to Saturday: 7:30 am to 8:00 pm
No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To protect the amenity of local residents and in accordance with policies SP1 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

10) Before the commencement of above ground construction works, details of off-site highways work to Stockport Road and Midway Street that are required as part of the implementation of the development, including any required road safety audits, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

11) Before the first occupation of the development, the detail of document referenced Ref: Proposed mixed use development Highways Technical Note dated July 2024 Ref: 3780-01-HTN01 by Axis shall be supplemented with a scheme for the management of the external areas of the site and the undertaking of servicing, deliveries and collections from Midway Street shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall include:

i. Details of the contractual arrangements for undertaking servicing and deliveries, including the
bin collection outside the peak operating hours of the highways network as detailed in submitted document referenced: Proposed mixed use development Waste Management Strategy dated July 2024 Ref: 3780-01-WMS01 paragraph 3.5.11 by Axis).
ii. Arrangements for the presentation of bins to collection points and their return to the waste management enclosures.

iii. Details arrangements for the supervision of vehicles undertaking deliveries, collection and servicing of the site via Midway Street, including related vehicle marshalling.

Upon first occupation of the development the approved scheme shall be implemented in conjunction with of document referenced Proposed mixed use development Highways Technical Note dated July 2024 (including arrangements for servicing via Midway Street as set out in section 4.5 in accordance with traffic light phasing) and maintained in situ thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, C2, DM1, T1 and T2 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

12) Before the occupation of the development, the detail of drawings referenced A831_P_ 300F - Proposed ground floor plan and document referenced Proposed mixed use development 816 Stockport Road Levenshulme Waste Management Strategy dated July 2024 Ref: 3780-01- WMS01 by Axis shall be supplemented with a scheme for the storage and collection of waste and recycling bins shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of bin capacities associated with Class C3 occupation and all uses permitted under Class E (a, b and c) and specifications of the appearance of external bin storage enclosures. The approved details shall be implemented before the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, 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.

13) a. Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b. Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local

planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

14)) Notwithstanding the detail of document referenced: Noise Assessment for planning purposes dated July 2024 referenced AEC Report P5188/R01a/PJK by Capstone Construction Ltd and before occupation of the authorised Class E (a,b and c) units, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing measures to acoustic attenuate against related noise outbreak. The submitted scheme shall be related to a noise survey and the approved details shall be implemented before occupation of the Class E (a, b and c) units.

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 demonstrated that the implemented works conforms 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 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

15) Notwithstanding the detail of document referenced: Noise Assessment for planning purposes dated July 2024 referenced AEC Report P5188/R01a/PJK by Capstone Construction Ltd and before the occupation of the authorised apartments a scheme related to a noise survey and detailing measures to acoustic insulating the residential accommodation against noise from Stockport Road, authorised Class E (a, b and c) 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 demonstrated that the implemented works conforms 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, authorised Class E (a, b and c) 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.

16) Before its installation any externally mounted equipment required to facilitate the ground floor operation the authorised Class E (a, b and c) use shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise from any such ancillary plant, equipment and servicing, including details of acoustic attenuation. Any externally mounted equipment installed as part of the authorised development shall be installed in accordance with the specifications of the agreed and subsequently maintained in situ.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, 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.

17) a) Before its installation any equipment required in connection with the extraction of fumes, vapours and odours associated with the operation of the authorised Class E (a, b and c), a related scheme shall be submitted to and approved in writing by the City Council as local planning authority.

b) Following its installation of the installed equipment and within an agreed timescale verification of the implementation of the approved scheme shall be submitted to and approved in writing by the City Council as local planning authority. The implemented scheme shall be maintained in situ thereafter.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies SP1 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.

18) Before its installation, any external lighting required in support of the development shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority. Lighting shall only be installed in accordance with the approved scheme and maintained in situ unless any lighting installed as part of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority is harmful to adjoining and nearby residential properties. In such circumstances and within 14 days of its written request, a scheme for the elimination of glare and/or light spillage shall be submitted to and approved in writing by the Council as local planning authority. The approved scheme shall be implemented to a timescale agreed with the City Council as local planning authority and maintained in situ thereafter.

Reason - To minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

19) Before the commencement of the development, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

i. Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as lead local flood authority is required. An email of acceptance of proposed flows and new connection will suffice.
ii. Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
iii. Discharge rate must be as close as practicable to the low-flow greenfield runoff rates (accepted restriction is up to 5 l/s).
iv. A finalised drainage layout showing all components, outfalls, levels and connectivity.
v. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
vi. Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
vii. A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
viii. An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
ix. A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
x. Construction details of flow control and SuDS elements.
xi. A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
xii. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
xiii. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN14 and EN17 of the Core Strategy for the City of Manchester and policies JP- P6, JP-S1 and JP-S4 of Sustainable Development Joint Development Plan Document - Places for Everyone.

20) Before the occupation of the authorised apartments (Class C3) details of the arrangements for secured cycle storage for use by residents shall be submitted to and approved by the City Council for the City of Manchester. The approved details shall be

implemented before occupation of the apartments, positioned in accordance with drawing Ref: A831_P_ 300G - Proposed ground floor plan and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying the authorised apartments have a range of options in relation to mode of transport and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

21) The development hereby approved shall be implemented in full accordance with the measures as set out in document referenced: Environmental Standards Statement (816 Stockport Road) dated 10 July 2024 by Watt Energy & Consulting Engineers Ltd., including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - To minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 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 and the National Planning Policy Framework.

22) The authorised development shall be designed and constructed in accordance with the recommendations contained within sections 3.3, 4 and 5 of document Ref: Crime Impact Statement for Paul Butler Associates Version B dated 31/07/2014 Ref: 2024/0092/CIS/01
The development shall only be carried out in accordance with these approved details and occupation and / or use shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and to guidance contained in the National Planning Policy Framework.

23) Before the first occupation of the development, the detail of drawing Ref: A381_P_3000 Typical boundary treatment detail relating the erection of boundary brick walls and gates shall be fully implemented in accordance with approved materials and maintained in situ thereafter.

Reason - In the interest of residential amenity and to reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and to guidance contained in the National Planning Policy Framework

24) Before the first occupation of the authorised development, a residential travel plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i. The measures proposed to be taken to reduce dependency on the private car by those residing at the development;
ii. A commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time;
iii. Mechanisms for the implementation of the measures to reduce dependency on the private car;
iv. Measures for the delivery of specified travel plan services;
v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

25) Before the first occupation of the authorised development Class E (a, b and c) units, a staff travel plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i. The measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development;
ii. A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time;
iii. Mechanisms for the implementation of the measures to reduce dependency on the private car;
iv. Measures for the delivery of specified travel plan services;
v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to and from the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

26) Before the commencement of above ground construction works, reports relating to the following details relating to television reception in the area of the development site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.
b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission and shall include an assessment of the survey results obtained.
(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy for the City of Manchester.

27) a) Prior to the commencement of the development, details of a local labour proposal, that demonstrates commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a local labour proposal relates to a document which includes:

i) The measures proposed to recruit local people including apprenticeships;
ii) Mechanisms for the implementation and delivery of the Local Labour Proposal;
iii) Measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives.

(b) Within one month prior to construction work being completed, a detailed report informed by the information and outcomes about local labour recruitment pursuant to above items (i) and (ii) shall be submitted for approval in writing by the City Council as local planning authority. The construction phase of the development shall be implemented in accordance with the approved details.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Core Strategy for the City of Manchester.

28) Before the occupation of any part of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detaining measure to enhance on-site bio-diversity, including details of the provision, positioning and specification of bat and bird boxes. The approved scheme be implemented before

the occupation of any part of the authorised apartments and maintained in situ thereafter.

Reason - To enhance local biodiversity through the provision of wildlife habitats, pursuant to policy JP-G8 of the Places for Everyone Plan and policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

29) The development shall be fully implemented in accordance with document referenced: Bat Scoping Survey at 816 Stockport Road by United Environmental Service Ltd Ref: UES 04368/01 dated 30 July 2024. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Reason - To enhance local biodiversity and safeguard protected species and their habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and policy JP-G8 of the Places for Everyone Plan and the National Planning Policy Framework.

30) Construction and / or demolition works shall not be undertaken in the main bird nesting season (March - August) unless it has been demonstrated that nesting birds are not present by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester and policy JP-G8 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

31) Before the commence of above ground construction works, a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of native tree and shrub planting and details of future landscape management. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester and policy JP-G8 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

32) The planning permission herby granted does not confer consent for the installation of roller shutters to the ground floor elevations Stockport Road and Midway Street (relating to Class E (a, b and c) units).

Reason - In the interests of protecting residential and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

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

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

The applicant should be advised that any continuing requirements for licensing 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).

Applications for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Date: 14 March 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.