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	Agent (if used)
Pr. Sojan Matthew United Shalom Pentecostal Church Floatshall Road Manchester M23 1JB	Mr Craig Buck The Intelligent Design Centre 5-11 Eagle Street Accrington BB5 1LN

Part 1 – Particulars of the application/development

Proposal: Erection of two storey side extension, single storey infill extension to rear and new car park to the front

Location: United Shalom Pentecostal Church, Floatshall Road, Manchester, M23 1JB

Date of application: 23 February 2024

Application number: 139359/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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Place for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed scale of extensions, replacement tree planting, fenestration and carparking provision. Amended plans were submitted showing a reduced extension footprint, fenestration omitted from the western side elevation and smaller area of hardstanding with landscaping. The revised application has been determined with the attachment of appropriate conditions.

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 documents labelled:

- 'Proposed Site and Building Plan', numbered '23038-104 rev J', stamped as received by the City Council as Local Planning Authority on the 04/03/2025.
- 'Proposed Floor Plans', numbered '23038-105 rev C', stamped as received by the City Council as Local Planning Authority on the 10/05/2024.
- 'Proposed Elevations', numbered '23038-106 rev I', stamped as received by the City Council as Local Planning Authority on the 10/03/2025.
- 'Existing & Proposed Roof plans', numbered '23038-107 rev C', stamped as received by the City Council as Local Planning Authority on the 10/03/2025.

- Arboricultural Impact Assessment with Arboricultural Method Statement (Prepared by Pennine Ecological; dated January 2025; received 10/01/2025)

- Technical Note (Prepared by Amni Transportation; dated 27/06/2024; received 10/05/2024)
- Transport Statement (Prepared by Amni Transportation; dated 09/05/2024; received 10/05/2024)
- Travel Plan (Prepared by Amni Transportation; dated 09/05/2024; received 10/05/2024)
- Traffic Management & Event Management Plan (Prepared by Amni Transportation; dated 09/05/2024; received 10/05/2024)
- Car Park Management Plan (Prepared by Amni Transportation; dated 09/05/2024; received 10/05/2024)

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing property 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 extension, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Notwithstanding the submitted details, full specifications of windows in the front northern elevation shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this shall include materials, colouration, lintel details and reveal depths. The approved windows shall be retained in situ for the lifetime of the development.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and

particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(d) Any excavation works within the RPA's must be undertaken with the use of handheld tools only.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

6) Prior to occupation, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this shall include details of:

- Replacement tree planting (species/age) - 6 trees in total
- Grasscrete parking surface
- New hedge screening (species)
- All 3 Gate specifications, design and colour (permeable)
- Fencing specification, design and colour (permeable)

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.

7) Prior to the first use of the new parking area hereby approved, the replanting of 6 additional trees shall be implemented in accordance with the submitted Proposed Site and Building Plan (plan ref: 23038-104 rev J, received 04/03/2025) and approved hard and soft landscaping treatment scheme (condition 5). The approved trees shall be retained in situ for the lifetime of the development. For the avoidance of doubt this planting shall take place in the exact locations specified on plan, unless otherwise agreed in writing by the City Council as local planning authority.

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 heavy standard 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.

8) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development, 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 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 and Saved policy DC26 of the Unitary Development Plan.

9) 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.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

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 amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

10) (a)The scheme shall be implemented in full accordance with the measures, as set out in the submitted Amni Transportation, (initial) Travel Plan, dated 09/05/2024, stamped as received by the City Council as Local Planning Authority on 10/05/2024.

(b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Full Travel Plan, which takes into account a commitment to surveying the travel patterns of staff and visitors during the first three months of use of the development and thereafter from time to time, shall be submitted to and approved in writing by the City Council as local planning authority for the development.

(c) Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

11) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Amni Transportation, Traffic Management & Event Management Plan, dated 09/05/2024, stamped as received by the City Council as Local Planning Authority on 10/05/2024.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, T2, EN19 and DM1 of the Manchester Core Strategy (2012).

12) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Amni Transportation, Car Park Management Plan, dated 09/05/2024, stamped as received by the City Council as Local Planning Authority on 10/05/2024.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

13) The proposed car parking area indicated on plan ref: Proposed site and building plan (23038-104 rev J), shall be surfaced, demarcated and made available for use prior to the development hereby approved being operational. The car parking shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the proposed development in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

14) Prior to occupation of the development, details of the specifications, elevations, siting and appearance of the secured and sheltered cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

15) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Manchester Core Strategy (2012) policy DM1.

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

Date: 13 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.