Planning

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Date: 19 December 2024

Dear Sir/Madam,

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3 Class G
Application No: 141376/P3GPA/2024
Prior approval for change of use from retail (Class E) on upper floors to 2 No. flats (Class C3) at 596 - 598 Stockport Road, Manchester, M13 0RQ

I write with reference to the above application and advise you that prior approval is **refused** for the following reason(s):

The submitted application seeks prior approval for a change of use that is not permitted under The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2 Class G - commercial, business and service or betting office or pay day loan shop to mixed use including up to two flats (Class C3). In this case, it has not been demonstrated that arrangements required for the storage and management of domestic waste could be satisfactorily provided. Furthermore, due to inaccuracies and inconsistencies in the submitted drawings the provision of adequate natural light into all habitable rooms forming part of the development has not been demonstrated.

Prior approval is therefore refused as the proposed change of use has not been related to the appropriate assessment criteria as set out in The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2 Class G - commercial, business and service or betting office or pay day loan shop to mixed use including up to two flats (Class C3) and Procedure for application for prior approval under Part 3, Paragraph W (9). The proposed residential change of use would also be harmful to the amenity of future residents contrary to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.
Should you wish to discuss this matter any further please contact Carl Glennon.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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/planning-inspectorate. 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 their 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.