

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Nephra Good Neighbours
27 Parkfield Road North
Manchester
M40 3TB

Agent (if used)

Mrs Louise Wood
ELG Planning
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH

Part 1 – Particulars of the application/development

Proposal: Installation of a single storey modular building to form community centre (Class F.1) and associated external works following demolition of existing structures

Location: Nephra Allotment, Northfield Road, Manchester, M40 3RN

Date of application: 24 July 2024

Application number: 140130/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. There were changes and further information required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution. Appropriate conditions have been attached to the approval granted.

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:

- Application Form, stamped as received by the City Council as Local Planning Authority on 28 May 2024.
- Supporting Information- Floor Plan, stamped as received by the City Council as Local Planning Authority on 24 July 2024.
- Supporting Information- NEPHRA Weekly Timetable, stamped as received by the City Council as Local Planning Authority on 20 August 2024.
- Supporting Information- Number of Visitors and Volunteers and Opening Times, stamped as received by the City Council as Local Planning Authority on 20 August 2024.
- Drawing- Proposed- Extractor, stamped as received by the City Council as Local Planning Authority on 11 September 2024.
- Drawing- Proposed- Site Layout, stamped as received by the City Council as Local Planning Authority on 11 September 2024.
- Supporting Information- Existing Bike Shed, stamped as received by the City Council as Local Planning Authority on 11 September 2024.
- Waste Management- Bin Store, stamped as received by the City Council as Local Planning Authority on 11 September 2024.
- Waste Management- Waste Proforma, stamped as received by the City Council as Local Planning Authority on 11 September 2024.
- Waste Management- Waste Collection Point and Route, stamped as received by the City Council as Local Planning Authority on 20 September 2024.
- Supporting Information- Benbo Colour Chart, stamped as received by the City Council as Local Planning Authority on 20 September 2024.
- Drawing- Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 18 October 2024.

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

3) Before first use, the 3no. toilet windows as shown on the approved 'Drawing- Proposed- Plans and Elevations', stamped as received by the City Council as Local Planning Authority on 18 October 2024, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Supporting Information- Benbo Colour Chart' and 'Drawing- Proposed- Plans and Elevations', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The premises shall not be open outside the following hours:
Monday to Saturday- 8am to 10pm
Sunday- 10am to 5pm.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation 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.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation 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.

7) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

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 light 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties in order to comply with the requirements of government guidance in the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy.

8) The development hereby approved shall be carried out in accordance with 'Drawing-Proposed- Site Layout', stamped as received by the City Council as Local Planning Authority on 11 September 2024, in relation to a hard and soft landscaping treatment scheme.

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.

9) a) The development hereby approved shall be carried out in accordance with 'Waste Management- Bin Store', stamped as received by the City Council as Local Planning Authority on 11 September 2024, 'Waste Management- Waste Proforma', stamped as received by the City Council as Local Planning Authority on 11 September 2024 and 'Waste Management- Waste Collection Point and Route', stamped as received by the City Council as Local Planning Authority on 20 September 2024, in relation to a scheme for the storage and disposal of refuse.

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) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Site Layout', stamped as received by the City Council as Local Planning Authority on 11 September 2024 and 'Supporting Information- Existing Bike Shed', stamped as received by the City Council as Local Planning Authority on 11 September 2024, in relation to cycle storage.

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.

11) Prior to the first occupation of the building hereby approved, for larger events/community events an Event Management Plan/Car Park Management Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The Event Management Plan/Car Park Management plan shall include details of traffic/parking marshalling both on and off-site, appropriate signage and sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

The approved Event Management Plan/Car Park Management plan shall be implemented and remain in use as long as the use is in operation.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Core Strategy.

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Date: 29 November 2024

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 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 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.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024