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

Grove Park
166 Plymouth Grove
Manchester
M13 0AF

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
Universal Square
Devonshire Street North
Manchester
M12 6JH

Part 1 – Particulars of the application/development

Proposal: Change of use of first floor into residential (Class C3) together with new access ramp, new entrance and bin storage area.

Location: First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Date of application: 12 September 2023

Application number: 137985/FO/2023

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

In this case, 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. Officers and the applicant's agent have engaged in discussion that have secured amendments to proposed arrangement for car parking, cycle storage and waste management. Discussions have also secured the submission of an assessment of potential highways impacts. The submitted and supplementary details have facilitated the appropriate assessment of the proposed development.

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 Chapter 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 on 4 September 2023, 10 January 2024, 15 February 2024 and 5 April 2024:

Planning application forms (amended by the details of approved drawings)
Location plan and existing site plan Ref: A1507(01)AP001 Rev P6 (amended by Proposed site plan Ref: A1507(02)AP001 Rev P11)
Proposed site plan Ref: A1507(02)AP001 Rev P11
Proposed ground floor plan Ref: A1507(02)AP002 Rev P11
Proposed first floor plan Ref: A1507(02)AP003 Rev P6
Proposed second floor plan Ref: A1507(03)AP004 Rev P6
Proposed bin store Ref: A1507(02)AP007 Rev P4
Proposed bike store Ref: A1507(02)AP008 Rev P8
Highways Technical Note by Focus Ref: J000482-HTN01a and appendices dated 9 January 2024

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) The development hereby approved relates to the use of the first floor use as 2 x two bedroom apartments and 1 x one bedroom apartment (Class C3) and for no other purposes.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

5) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing a methodology for the removal of first floor fascia business signage to the Plymouth Grove elevation. The scheme shall include details of the reinstatement of the related section of the elevation using matching materials. The scheme shall be implemented upon occupation of the authorised first floor apartments and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) The development hereby approved does not confer consent for the display of fascia signage and visual images to the northern elevation of the ground floor unit presented to Plymouth Grove.

Reason - In the interests of residential and visual amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Before the occupation of the development, the car parking spaces and pedestrian access routes shall be appropriately surfaced and demarcated in accordance with the details of drawings referenced: Proposed site plan Ref: A1507(02)AP001 Rev P11, including the allocation of five spaces for residential use and three spaces for non-residential use in the rear yard and one, accessible space in the front forecourt. The demarcated spaces shall be maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuit to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of the development, a scheme shall be submitted to the City Council and approved in writing by the City Council as local planning authority detailing arrangements for the management of access to the car parking spaces, as detailed on drawing referenced: Proposed site plan Ref: A1507(02)AP001 Rev P11. The submitted scheme shall include:

i. Arrangements to provide secure and controlled access to rear car parking and cycle storage areas.
ii. The design and specification of retractable bollards to the car parking space.
iii. Signage identifying the allocation of residential and non-residential car parking spaces.

The approved scheme shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuit to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

10) a) Before the occupation of the development, a scheme for the installation of electric vehicle charging points shall be submitted to and approved in writing by the City Council as local planning authority.

b) Before occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources and to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for the City of Manchester.

11) Before the occupation of the development, the cycle storage arrangements as detailed in drawings referenced: Proposed site plan Ref: A1507(02)AP001 Rev P11 and Proposed bike store Ref: A1507(02)AP008 Rev P8 shall be fully implemented and maintained in situ thereafter with seven spaces allocated for residential use and three spaces for non-residential use.

Reason - To ensure that adequate provision for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in compliance with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

12) Before the occupation of the development, the arrangements for the management of waste and recycling, as detailed on drawings referenced: Proposed site plan Ref: A1507(02)AP001 Rev P11 and Proposed bin store Ref: A1507(02)AP007 Rev P4 and waste management proforma received on 23 October 2023 (including the installation of bin storage enclosures) shall be fully implemented 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.

13) Before the first occupation of the authorised apartments, a residential management plan shall be submitted to and approved in writing by the City Council as local planning authority relating to the identification of collection vehicle pick up points and arrangements for presenting waste and recycling containers / bins to designated collection points and their same day return to the identified bin storage area (as shown on drawing ref: Proposed site plan Ref: A1507(02)AP001 Rev P11. The approved scheme shall be fully implemented upon first occupation of the authorised apartments and remain in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

14) a) Before the occupation of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Plymouth Grove and neighbouring commercial and industrial uses, including the ground floor gallery shall be submitted to and approved in writing by the City Council as local planning authority. The

approved noise insulation and ventilation scheme shall be completed before the occupation of the residential units.

b) Prior to first occupation of the residential units, 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 the internal noise 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

15) Before the occupation of the development, a scheme shall be submitted to the City Council as local planning authority, detailing the arrangements to reduce the risk of crime and improve site security. The required details include:

i. Confirmation that all new locks and fittings to doors and windows would meet Secured by Design standards;
iii. Provision of residential access controls, including an audio intercom linked to the apartment;
iv. The apartment entrance door should be compliant with and certified to BS PAS 24 and should do not have fixed sidelights but be fitted with door viewers;
v. The installation of 'Dusk 'til Dawn' lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors;
vi. External lighting must be provided to the rear of the building, covering the car parking and cycle storage areas operated by photoelectric cell/daylight sensor.

The agreed scheme shall be implemented before to occupation of the development and maintained in situ thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

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.

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 requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Email: highwaylicences@manchester.gov.uk).

Date: 3 June 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 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.

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