MANCHESTER CITY COUNCIL

Planning

Ian Jarvis
Telephone: 0161 234 4079
ian.jarvis@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Dabeer Rana
MD Design Consultancy
97 Henderson Street
Manchester
M19 2QT

Date: 13 March 2024

Dear Sir or Madam,

Class G, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 139060/P3GPA/2024
Description: Prior Approval for change of use of first floor offices (Class E) to 1no. three-bedroom flat (Class C3)
Location: 876 - 878 Stockport Road, Manchester, M19 3BP

1) The City Council is satisfied that the development would have no material, harmful impact as a result of contamination or flooding, and satisfactory arrangements have been made with regard to the management of domestic waste, noise and the provision of natural light to all habitable rooms. The proposal therefore complies with the requirements of policies SP1, EN19 and DM1 of the Manchester Core Strategy and saved policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester, pursuant to Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawings referenced: 0014 rev B, stamped as received by the City Council as Local Planning Authority on 5 March 2024

2) a) Notwithstanding details submitted, prior to the flat hereby approved being occupied, a scheme for acoustically insulating the proposed residential accommodation against noise from the retail premises below and from Stockport Road and surrounding commercial uses, shall be submitted to and approved in writing by the City Council as Local planning authority. The potential for overheating shall also be assessed and the noise insulation scheme should take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the approved flats are occupied.

b) Prior to first occupation of the residential unit, 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 - In order to safeguard the amenity of existing and future occupiers of the proposed residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

3) Prior to first occupation of the residential unit, 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. The development shall have refuse storage space for segregated waste collection and recycling and internal and external storage areas are required. 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 SP1. EN19 and DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

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

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing