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

Mr Joe Williams
P. Casey & Co
Rydings Road
Rochdale
OL12 9PS

Agent (if used)

Jessica Ward
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Installation of external wall insulation following removal of existing and associated works

Location: Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB

Date of application: 2 April 2024

Application number: 139682/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 and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, additional information has been provided for consideration, and 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 2 April 2024.
-Drawing- Proposed- 3D Views, numbered CL -BTP -00 -3D -DR - A -4321_142.B, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Drawing- Proposed- Elevation, numbered CL-BTP-00-E-DR-A-4321_140.B, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Drawing- Proposed- Elevation, numbered CL-BTP-00-E-DR-A-4321_141.B, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Supporting Information- Fire Statement, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Supporting Information- Wetherby brick Slip Systems Brochure, stamped as received by the City Council, as Local Planning Authority on 21 May 2024.
-Supporting Information- NXS Nexus Fusion for Spandrel Panels- Technical Data Sheet, stamped as received by the City Council, as Local Planning Authority on 22 May 2024.
-Correspondence- Brick Slip Sample and Colouration of Brick Slip and Mortar Confirmed, stamped as received by the City Council, as Local Planning Authority on 24 May 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) The materials to be used throughout the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority:
-Application Form, stamped as received by the City Council as Local Planning Authority 2 April 2024.
-Supporting Information- Technical Data Sheet HECK AGG A1 (Reinforcement mesh A1), stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck ED Mineral Render Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck K+A A1 Adhesive Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck Silco FF Paint Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck UG Primer Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Rockwool Insulation, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Fiberglass Mesh- R131 A101, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Brick Slip Adhesive, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Insulation Bedding Adhesive, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Pointing Mortar, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Scrim Adhesive, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Clifford Lamb Court Specification- 130mm Stone Wool, Heck ED Mineral Render &1, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.

-Supporting Information- Wetherby brick Slip Systems Brochure, stamped as received by the City Council, as Local Planning Authority on 21 May 2024.
-Supporting Information- NXS Nexus Fusion for Spandrel Panels- Technical Data Sheet, stamped as received by the City Council, as Local Planning Authority on 22 May 2024.
-Correspondence- Brick Slip Sample and Colouration of Brick Slip and Mortar Confirmed, stamped as received by the City Council, as Local Planning Authority on 24 May 2024.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:
i.Display of an emergency contact number;
ii. Details of wheel washing;
iii. Compound locations where relevant;
iv.Location, removal and recycling of waste;
v. Routing strategy and swept path analysis;
vi. Parking of construction vehicles and staff;
vii. Sheeting over of construction vehicles.
vii. Parking of construction vehicles and staff;
viii. Dust suppression measures.
Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

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 should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with MCC's Highway Network Management Teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Sprinkler provision- Section 6 of the fire statements state that no automatic fire suppression system is installed in the relevant building and a 'stay put' evacuation policy is in place. HSE advises that a review of the fire risk assessment be carried out. This issue may also be subject to consideration at later regulatory stages. It should be considered that, if necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which would affect land use planning considerations in relation to the layout of the building and subsequently further HSE consultation may be required.

Date: 28 May 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024