

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

Mr Stephen McIntosh
5 Vale Street
Manchester
M11 4NR

Agent (if used)

Mr Dave Trudgeon
Conway Architectural Design
6 Conway Close
Middleton
Manchester
M24 1EW

Part 1 – Particulars of the application/development

Proposal: Change of use from ground floor shop, with flat above, to single residential property with associated external alterations.

Location: 373 Abbey Hey Lane, Manchester, M18 8RB

Date of application: 13 July 2023

Application number: 137550/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

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 by requesting further information relating to the scheme and appropriate conditions have been attached to any 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:

- oApplication for Planning Permission, stamped as received by the City Council as Local Planning Authority on 13 July 2023.
- oDrawing- Proposed- Bin Store and Cycle Store, numbered 730-03A, stamped as received by the City Council as Local Planning Authority on 11 August 2023.
- oDrawing- Proposed- Plans and Elevations, numbered 730-02B, stamped as received by the City Council as Local Planning Authority on 11 August 2023.
- oSupporting Information- Waste Management Strategy, stamped as received by the City Council as Local Planning Authority on 11 August 2023.
- oDrawing- Site Plan- Waste Management Plan, numbered 730-04, stamped as received by the City Council as Local Planning Authority on 11 August 2023.
- oCorrespondence- Agent Confirming Material for Cycle Storage Roof, stamped as received by the City Council as Local Planning Authority on 15 August 2023.
- oPhoto- Example of Cycle Storage Roof, stamped as received by the City Council as Local Planning Authority on 15 August 2023.
- oPhoto- Volume of Bins for Waste Management Strategy, stamped as received by the City Council as Local Planning Authority on 1 September 2023.

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) Prior to the first occupation of the development, the Boundary Treatment shall be implemented in accordance with the approved plans 'Drawing- Proposed- Plans and Elevations, numbered 730-02B', stamped as received by the City Council as Local Planning Authority on 11 August 2023. The approved details shall be retained in accordance with the details and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

4) Prior to first use of the development, the cycle storage shall be implemented in accordance with the approved details as shown in 'Drawing- Proposed- Bin Store and Cycle Store, numbered 730-03A', stamped as received by the City Council as Local Planning Authority on 11 August 2023, 'Drawing- Proposed- Plans and Elevations, numbered 730-02B', stamped as received by the City Council as Local Planning Authority on 11 August 2023, 'Correspondence- Agent Confirming Material for Cycle Storage Roof', stamped as received by the City Council as Local Planning Authority on 15 August 2023 and 'Photo- Example of Cycle Storage Roof', stamped as received by the City Council as Local Planning Authority on 15 August 2023.

The approved details shall be retained in accordance with the details and maintained in situ 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.

5) a) Prior to commencement of the development, the development in relation to a scheme for the storage and disposal of refuse shall be implemented in accordance with the approved details 'Drawing- Proposed- Bin Store and Cycle Store, numbered 730-03A', stamped as received by the City Council as Local Planning Authority on 11 August 2023, 'Supporting Information- Waste Management Strategy', stamped as received by

the City Council as Local Planning Authority on 11 August 2023, 'Drawing- Site Plan-Waste Management Plan, numbered 730-04', stamped as received by the City Council as Local Planning Authority on 11 August 2023 and 'Photo- Volume of Bins for Waste Management Strategy', stamped as received by the City Council as Local Planning Authority on 1 September 2023.

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.

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.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Vehicles should not be parked at the front of the property due to the location of the priority junction and impact to pedestrians and cyclists.

All doors, windows, and glazing (ground floor) should be certified to Secured by Design standards.

The dwelling should have an intruder alarm.

The cycle store shall be a secure lockable enclosure to Secured By Design standards.

Date: 20 September 2023

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