

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 Singh
24 Bottomley Side
Manchester
M9 8EP

Agent (if used)

Mr Subhan Saleem
64 Heaton Street
Prestwich
M25 1HH

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (specified plans) attached to planning permission referenced 134876/FH/2022 to allow change to ground levels and boundary treatment in relation to the raising of the rear garden floor level

Location: 24 Bottomley Side, Manchester, M9 8EP

Date of application: 31 May 2023

Application number: 137040/JO/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 and have requested an amended scheme.

Condition(s) attached to this decision

1) 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 22 May 2023.
- Drawing- Existing & Proposed- Sections, numbered Rev B, stamped as received by the City Council as Local Planning Authority on 31 July 2023.
- Drawing- Proposed- GF Plan/ Roof Plan, stamped as received by the City Council as Local Planning Authority on 31 May 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.

2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be implemented in accordance with the previously approved materials as stated within 'Drawing- Proposed- Elevations, numbered Sheet 5 Rev B', stamped as received by the City Council as Local Planning Authority on 31 October 2022.

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.

4) The development hereby approved shall be carried out in accordance with the previously approved details:

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 5 December 2022,

- Flood Risk Assessment or Drainage (Appendix A Collection of Flood Maps and Figures), stamped and received by the City Council as Local Planning Authority on 5 December 2022,

- Drawing- Existing & Proposed- Plans and Elevations, numbered Drawing Pack, stamped and received by the City Council as Local Planning Authority on 5 December 2022,

- Flood Risk Assessment or Drainage (Appendix C Environment Agency's Guidance on Householder and Minor Extensions), stamped and received by the City Council as Local Planning Authority on 5 December 2022,

- Flood Risk Assessment or Drainage (Appendix D Proposed Surface Runoff Improvement Measures (SuDS), stamped and received by the City Council as Local Planning Authority on 5 December 2022,

- Flood Risk Assessment or Drainage (Flood Risk Assessment 24 Bottomley Side, Blackley, Manchester M9 8EP), stamped and received by the City Council as Local Planning Authority on 5 December 2022,

in relation to flood risk assessment. The scheme shall be implemented in accordance with the approved scheme and shall be so maintained and retained at all times thereafter.

Reason- To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to Policy DM1 in the Core Strategy

Development Plan Document and the policies and guidance within the NPPF and NPPG.

5) The development hereby approved shall be carried out in accordance with the previously approved details:

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 5 December 2022

-'Supporting Information', stamped and received by the City Council as Local Planning Authority on 6 January 2023,

in relation to appropriate and comprehensive construction designs for the installation of gas/vapour protection measures. The approved details shall then be implemented as part of the development.

Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The existing development has had remedial measures installed as part of Planning Permission 091147/MO/2009/N1. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to Policy EN18 of the Manchester Core Strategy (2012).

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:

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.

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

The applicant may wish to consider the installation of a H-Bar marking to protect driveway access. The applicant would be required to enter into a section 184 agreement at their own cost. This will need discussion and agreement with the council's Highways Applications and Network Resilience team at Manchester City Council via the Contact Centre on 0161 234 5004. Should any existing dropped kerbs become redundant, they will require reinstatement, and will be subject to the applicant's expense.

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 Email -highwaylicences@manchester.gov.uk

Date: 2 August 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 their 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.