

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 W Chaudry
2 Carrill Grove East
Manchester
M19 3BT

Agent (if used)

David Ormesher
Holborow and Ormesher
Via Email

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 7 (railings) and 8 (highway works) attached to planning permission referenced 130405/FO/2021

Location: 618 Stockport Road, Manchester, M13 0RQ

Date of application: 20 January 2023

Application number: 135980/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

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. In this case, the applicant provided sufficient details to allow the satisfactory assessment of the amended development and no further negotiation was required.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 25 May 2021, 18 June 2021, 25 June 2021, 1 March 2022 and 5 January 2023:

Application forms for the removal or variation of a condition following grant of planning permission

Location plan with red edge

Existing plans and elevations Ref: 2103/220/01

Proposed shop floor units Ref: 2103/20/02 Rev D

Drawing detailing the proposed siting of railing facing to the roof perimeter to 2A Stamford Road and position of footpath reinstatement adjacent to 618 D Stockport Road and 2A Stamford Road
(received on 5 January 2023)

Design and access statement: 618 Stockport Road, Levenshulme M13 0RG
Proposed Works to Roof Railings at 2A Stamford Road and Footpath Reinstatement of Footpath outside Unit 618D Stockport Road

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.

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 part of the premises (identified as 618A, 618B, 618C, 618D Stockport Road and 2a Stamford Road) shall be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification other than retail, commercial and restaurant use.

Reason - To safeguard the amenities of the occupiers of occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

3) The development shall be implemented at all times in accordance with the waste and recycling arrangements detailed on drawing referenced: Proposed shop floor units Ref: 2103/20/02 Rev D.

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.

4) a) Before its installation, any externally mounted ancillary plant, equipment and servicing required in support of any of the units comprising the authorised development, shall be selected and / or acoustically treated in accordance with a scheme designed so as to achieve a satisfactory noise rating level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to operation of the installed equipment, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

5) The premises shall not be open outside the following hours:

618 Stockport Road - 09.00 - 23.00 Monday - Sunday
618A Stockport Road - 09.00 - 18.00 Monday - Saturday, Closed Sunday
618B Stockport Road - 09.00 - 18.00 Monday - Saturday, Closed Sunday
618C Stockport Road - 09.00 - 20.00 Monday - Saturday, Closed Sunday
618D Stockport Road - 09.00 - 20.00 Monday - Saturday, Closed Sunday
2A Stamford Road - 09.00 - 18.00 Monday - Saturday, Closed Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with 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.

6) Deliveries, servicing and collections, including waste collections, to the units comprising the development shall not take place outside the following hours: 7:30 am to 8:00 pm, Monday to Saturday. No deliveries / waste collections shall take place on Sundays / Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation 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.

7) Within two months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved by the City Council as local planning authority confirming the installation of the railing fencing indicated on approved drawing detailing the proposed siting of railing facing to the roof perimeter to 2A Stamford Road and position of footpath reinstatement adjacent to 618 D Stockport Road and 2A Stamford Road (received on 5 January 2023). Following its installation, the authorised railing fencing shall be maintained in situ at all times thereafter with a black painted external finish.

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

8) Within 4 months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing approved reinstatement works to the footpath on Stamford Road (adjacent to 618D) as shown on drawing referenced Proposed shop floor units Ref: 2103/20/02 Rev D. The scheme shall include a timescale for the implementation of works, which shall remain in situ at all times thereafter.

Reason - In the interests of pedestrian and highway safety pursuant to policy SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) The development hereby approved does not confer consent for the display of advertisements, including illuminated fascia signage.

Reason - For the avoidance of doubt and the interests of the visual amenity of the area, pursuant to policies SP1 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:

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.

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

It is recommended that consideration is given to the inclusion of the following security measures:

- i. If any new external fittings are to be installed (i.e. shutters, windows or doors) then they should be certified to Secured by Design standards.
- ii. If cash is to be kept within the property overnight then a time delay safe certified to LPS 1183 should be installed and kept within a secure room that is only accessible by the members of staff.
- iii. Any staff areas that are to be included within the property should be access controlled and restricted to members of staff only.
- iv. An intruder alarm should be installed with contacts on all external doors and with movement detectors. The alarm should be monitored by an appropriate body.

As the existing vehicular access on Stamford Road will no longer be required as a result of the development, the adjacent footway on Stamford Road should be reinstated through a Section 278/184 agreements. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

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 - highwayapplications@manchester.gov.uk).

Date: 10 May 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.