

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

Masood
Bandbox Laundry
72 Hathersage Road
Manchester
M13 0FN

Agent (if used)

Mr Robert Spavin
Concept Studio Architecture Ltd.
3 Swiss Cottage
Swiss Hill
Alderley Edge
SK9 7DP

Part 1 – Particulars of the application/development

Proposal: Erection of a part two, part single storey rear extension to create enlarged ancillary office space and storage to the first floor and creation of new front access door

Location: 72 Hathersage Road, Manchester, M13 0FN

Date of application: 9 January 2023

Application number: 133952/FO/2022

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 negotiation with the applicant's agent has delivered a reduction in the scale and magnitude of the development, appropriate glazing to windows and identified areas for the storage of waste and recycling. On the basis of the submitted details, it is considered that sufficient information was made available to secure the appropriate assessment of the development.

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 Stamped as received by the City Council as local planning authority 31 May 2022 and 3 July 2023:

Planning application forms

Drawing referenced: Proposed double storey rear extension Ref: CSA_66/PL/001 Rev.C (including location plan with a red edge)

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.

3) The office space and ancillary storage as shown on drawing referenced: Proposed double storey rear extension Ref: CSA_66/PL/001 Rev. C shall only be used and occupied in conjunction with the ground floor launderette business and for no other purposes.

Reason - For the avoidance of doubt, in the interests of the amenities of the area and secure appropriate site management pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The materials to be used in the construction of the extension and formation of new doorway to first floor apartment within existing shopfront and shown on drawings ref: Proposed double storey rear extension Ref: CSA_66/PL/001 Rev. C and hereby approved, including respective bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

5) The premises shall not be open outside the following hours:-
Monday to Sunday 09:00 - 21:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy for the City of Manchester.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. No deliveries / waste collections shall take place on Sunday / Bank Holiday.

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.

7) Before the occupation of the development, first floor windows in the side (east) elevation of the authorised extension shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

8) Before the occupation of the development, a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. 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 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.

9) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion. The proposed design must consider existing drainage structures on site which drain off site areas, ensuring that these structures are not compromised by the proposed layout.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy for the City of Manchester.

10) a) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, details measures to safeguard the relating to the retained first floor apartment against noise outbreak from the ground floor launderette and ancillary storage and office accommodation hereby approve. The approved scheme shall be related to a noise survey and fully implemented prior to the occupation of the development.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority, which demonstrates that the recommendations and requirements in the approved acoustic consultant's report have been met, including the undertaking of post completion testing to confirm the attainment of agreed noise criteria 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties against undue noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

11) Before its installation any externally mounted ancillary equipment required in support of the development, shall be acoustically insulated in accordance with a scheme 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 equipment. The approved scheme shall be implemented in accordance with the approved details to and agreed timescale and maintained in situ thereafter.

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

12) Before its installation any externally mounted ancillary equipment required in connection to the extraction of any fumes, vapours and odours from the premises shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in accordance with the approved details to and agreed timescale and maintained in situ thereafter.

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

13) Upon implementation of the development, a 'watching brief' shall be maintained and respond to any ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied. If such contamination is encountered, then development shall cease and/or not occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed Remediation Strategy. Before the occupation of the development, a post completion to shall be submitted and approved in writing by the City Council as local planning authority confirming that land contamination has not been encountered or the development has been undertaken in accordance with the agreed remediation strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies SP1, EN19 and DM1 of the Unitary Development Plan 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.

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

The required waste management strategy should include the following information:

- i. Estimated volumes and types of waste produced by the development;
- ii. Details of internal and external stores for both waste and recycling, including any plans and designs;
- iii. Location of the proposed collection point and details of the route the collection vehicle will take;
- iv. Details of how waste will be transferred between stores and to the collection location;
- v. Details of number and capacity of bins proposed and collection frequency.

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements affecting the highway should be agreed with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Date: 26 July 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