

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**Planning and
Highways
Committee**

17 March 2011

**Plans List
No.**

1

Application Number 095024/FO/2010/N1

**Main Agenda
No.**

Ward

Moston

Description and Address

Conversion and extension of existing public house to create three dwellinghouses with associated landscaping, parking and boundary treatment at The Thatched House, 573 Moston Lane, Moston

1. Head of Planning – Further Observations / Modifications to Conditions / Reasons for Refusal

Ongoing work at the application site has been continually monitored. Up until the end of last week, no work which would have constituted work requiring planning permission had taken place. However, in repairing and replacing the roof to make the building watertight, work has now been carried out which does require planning permission. This involves steelwork and the timberwork for a dormer window extension. The developer has agreed to stop work requiring planning permission until a decision has been made by Committee.

In light of the above, the works being applied for under the current application are now part retrospective and so the conditions need to be reworded and amended to reflect the current situation. A new list of conditions that should be applied to any approval granted is as follows:

1. The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings 10.0641.12, stamped as received by the Local Planning Authority on 10 December 2010

10.0641.15D, 10.0641.10C, 10.0641.14C and 10.0641.13B, all stamped as received by the Local Planning Authority on 14 February 2011

10.0641.11B, stamped as received by the Local Planning Authority on 3 March 2011

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

2. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies T2.4 and T2.6 of the Unitary Development Plan for the City of Manchester.

3. Notwithstanding the hard and soft landscaping shown on the submitted plans, within 28 days of the date of this approval, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

4. The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority within 14 days of the date of this approval.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

5. Within 14 days of the date of this approval, samples and specifications of all materials to be used on the extensions to the development, including the roof areas, and the bricks for the front boundary treatment, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

6. Within 28 days of the date of this approval, 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 - To protect residential amenity, pursuant to UDP policy H2.2

7. The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to secured by design specification, have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details, unless otherwise agreed by the City Council, as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

8. The new boundary treatment for the site hereby approved, as shown on approved drawing 10.0641.15D, shall be completed before the development is first occupied and shall thereafter be retained.

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 in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

2. **Officers/Outside Bodies**

North Manchester Regeneration Team have stated that they accept the principle of some form of residential use on the site and they believe it would be far preferable for the former pub car park to be redeveloped in conjunction with the former pub site.