

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

MFT
Manchester University (NHS) Foundation
Trust
Wythenshawe Hospital
UHSM International House
Ledsom Road
Roundthorn Industrial Estate
Manchester
M23 9LP

Agent (if used)

Mrs Carol Clarke
Bramhall Town Planning Ltd
Darwin Grove
Stockport
SK7 2DS

Part 1 – Particulars of the application/development

Proposal: Proposed site works and reconfiguration to provide construction of two new generator buildings, two new switch rooms and reconfigured car parking area and associated infrastructure.

Location: Wythenshawe Hospital , Southmoor Road, Manchester, M23 9LT

Date of application: 21 February 2022

Application number: 132954/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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The proposed works did not raise any objections and the application has been determined in a timely manner.

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 all received on the 16th February 2022 or as stated:

Application Form

Location Plan 18498.001 and 18498.002

Existing and Proposed Layout 13228-SIS228XX-GF-DR-E-600

Existing External Works Plan 0110

Proposed External Works Plan 0111

Proposed Switch Rooms and Generators Plan 0410

Proposed Elevations 13228-SIS228XX-GF-DR-E-6004 and 13228-SIS228XX-GF-DR-E-6005

Proposed External Works Detailed Sections 212127 S1 XX 0810

Design and Access Statement prepared by Bramhall Town Planning Ltd

Generator Specifications received on the 21st of February 2022

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.

3) Prior to first use of the site, details to include an elevation drawing showing the height, type and colour of fencing which will enclose the switch and generator rooms on the northern boundary of the site, shall be submitted to and approved in writing by the City Council as local planning authority. The fencing shall be erected and maintained thereafter in accordance with the approved details.

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

4) The car park area indicated on the approved External Works drawing Ref: 0111, shall be fully demarcated and surfaced prior to first use and shall be retained and maintained at all times thereafter.

Reason - To ensure sufficient off-street parking for the development, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

5) Within 3 months of the commencement of development, details of mitigation tree planting within the vicinity of the site, including a location plan, proposed tree species, size and planting specification, shall be submitted to and approved in writing by the City Council as local planning authority. The planting scheme shall be implemented in accordance with the approved details and maintained thereafter.

Reason - To ensure that satisfactory provision is made for the loss of trees on the site, in the interests of biodiversity, air quality and reducing CO2 emissions in accordance with policies SP1, DM1, EN6, EN9 and EN15 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

Date: 19 April 2022

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/planning-inspectorate. 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.