

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 Stuart Malcolm
Property And Estates Development
Trust Headquarters
Cobbett House
Oxford Road
Manchester
M13 9WL

Agent (if used)

Mr Jacob Penrose
Day Architectural Ltd
Studio 1
Lancaster Buildings
77 Deansgate
Manchester
M3 2BW

Part 1 – Particulars of the application/development

Proposal: Application to vary condition 4 (approved drawings) attached to planning permission 128743/FO/2020 consisting of alteration to design of cladding covering ductwork drops, additional plant equipment including GRP enclosure added to roof level and 4.no condenser units added to external wall at GF level.

Location: Manchester Royal Infirmary , Oxford Road, Manchester, M13 9WL

Date of application: 7 December 2021

Application number: 132430/JO/2021

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 assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) attached to this decision

- 1) The development must be begun not later than 23 April 2024

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:

88019-DAY-XX-ZZ-DR-A-02-0102-Block Plan-P3
88019-DAY-XX-00-DR-A-05-0101-Existing Ground Floor Plan-P7
88019-DAY-XX-01-DR-A-05-0102-Existing First Floor Plan-P2
88019-DAY-XX-02-DR-A-05-0103-Existing Second Floor Plan-P2
88019-DAY-XX-03-DR-A-05-0104-Existing Third Floor Plan-P3
88019-DAY-XX-04-DR-A-05-0105-Existing Fourth Floor Plan-P2
88019-DAY-XX-ZZ-DR-A-05-1100-Existing Courtyard Elevations-P2
88019-DAY-ZZ-00-DR-A-07-0101-Level 00 Proposed GA-P1
88019-DAY-ZZ-01-DR-A-07-0102-Level 01 Proposed GA-P1
88019-DAY-ZZ-ZZ-DR-A-07-0103-Levels 02 and 03 Proposed GA-P1
88019-DAY-ZZ-04-DR-A-07-0104-Level 04 Proposed GA-P1
88019-DAY-ZZ-ZZ-DR-A-07-0105-Proposed Roof Plan-P4
88019-DAY-ZZ-ZZ-DR-A-07-0107-Courtyard Plant Room Plan and Sections-P1
88019-DAY-ZZ-ZZ-DR-A-07-0108-New Canopy Details-P1
88019-DAY-XX-ZZ-DR-A-07-0109-Phase 1 Roof AHU Location and Elevations-P1
PED-88019-XX-XX-DR-A-07-0110 - Ductwork Drops Plans and Elevations_P3
MFT-88019-XX-ZZ-DR-A-90-0101_P3 - Existing External Works
MFT-88019-XX-ZZ-DR-A-90-0102_P3 - Proposed External Works Plan
REP-1012044-5A-AP-20200327-Stage 3 acoustics report-F
DAY-XX-XX-DR-A-07-0111_P1 - GRP Enclosure to Roof Plan and Elevation
DAY-XX-XX-DR-A-07-0112_P1 - New Condenser Units Location Plan and Elevation
Email from Kate Anwyl to Anthony Mitchell MCC LPA 23 April 2021 0937 Hrs stating that the ductwork as shown on drawing number - PED-88019-XX-XX-DR-A-07-0110 - Ductwork Drops Plans and Elevations P1 are temporary, for 2 years during the use of the first phase and once the further works are completed, this ducting and cladding will be removed.
Project Execution Plan incorporating Construction Management Plan prepared by VInci (Reference VB-IMS-PL-XXXX-0003 dated March 2021)

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) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the 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

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.

Date: 14 February 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 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.