

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 Ian McDermott
Goals Soccer Centres
Redwood House
5 Redwood Crescent
Peel Park
East Kilbride
G47 5PA
Scotland

Agent (if used)

Mr Maurice Hickey
Inkdesign Architecture Ltd
Unit 1 The Briggait
141 Bridgegate
Glasgow
G1 5HZ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (specified plans) and removal of condition 11 (acoustic fence) attached to planning permission referenced 128680/JO/2020

Location: Goals Manchester , 4 Irish Town Way, Manchester, M8 0AE

Date of application: 16 December 2021

Application number: 132522/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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

- 1) The development hereby approved must be begun not later than 8 February 2014.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings numbered 20-811-PL 01 and 20-811-PL-03, received by the City Council as Local Planning Authority on 23 November 2020 and 27 November 2020 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

3) The development hereby approved shall only be implemented in accordance with the landscaping scheme detailed on the following documents, previously discharged by the City Council as Local Planning Authority on 30 January 2014:

Blakedown Landscapes Ltd Drawing;
No - 545/01 - Landscape Proposals;
Blakedown Landscapes Ltd word documents;
OH - Land MGT (Management);
OH - Land Statement;
CH - Pref Spec (Performance Specification).

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 policies DM1 and SP1 of the Manchester Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the security measures received by the City Council as Local Planning Authority via e-mail dated 20 January 2014 and previously discharged on 29 January 2014. Namely:

Caladonian Modular Drawings;
No - 3046 - 003 - Data, CCTV, Intruder;
No - 3046 - 004 - Elec Fire Alarm;
No - 3046 - 005 - Elec External Lighting;

DES Electrical Contractors Drawing;
No - DES - 399-006 - External Services;

Shutter Information;
PDF - Secure Roll Shutter;
PDF - Secure Shield 3801.

The development shall only be carried out in accordance with the approved details. For the avoidance of doubt, all new fittings shall be certified to the standards of Secured by Design.

Reason - To reduce the risk of crime pursuant to saved policy E3.5 of the Unitary Development Plan of the City of Manchester.

5) The development hereby approved shall only be implemented in accordance with the car parking details received on 20 February 2013 and previously discharged on 30 January 2014.

The car parking shall be demarcated in accordance with the approved details and made available before the development is first brought into use, and remain available for use at all times thereafter.

Reason - To ensure adequate car parking for the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) The boundary netting to surround each of the new sports pitches shall be erected before the development is first brought into use, and shall remain in situ at all times thereafter.

Reason - To safeguard amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) Before first occupation of the development, the building, together with any externally mounted ancillary equipment, 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

8) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To protect amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The development hereby approved shall only be implemented in accordance with the waste management strategy detailed within the following documents, previously discharged on 29 January 2014:

JAMM Ltd Drawings;

No - PL02 - Proposed Site Plan (Illustrates the location of the bin store in relation to the main building);

No - PL07 - Enclosure Details (Illustrates the waste bin enclosure in plan, section and elevation);

Copy of email from Veolia Environmental Services (UK) Plc, confirming that Goals Soccer Centres has a national account with it to provide appropriate waste management bins to all its sites and an explanation of what happens to the waste when it leaves the facilities.

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 safeguard amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

10) The floodlights for the external sports pitches shall only be illuminated within the permitted hours for the external pitches. However, notwithstanding these hours of use, the floodlights for the external sports pitches shall be switched off unless the external sports pitches are in use or they are required to be switched on for the purpose of maintenance.

Reason - To keep the impact of the floodlighting on the amenity of the occupiers of nearby residential accommodation to a minimum, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) The development shall only implemented in accordance with the surface water drainage strategy detailed within the Surface Water Drainage Assessment (Report No. 800100_34_DG_158) produced by Caley Water and drawings referenced A101, A102, A103, A104, A105, A106/A and A107/A received by the City Council as Local Planning Authority on 17 January 2022, together with the e-mail from United Utilities dated 11 February 2022, pursuant to discharge of condition application referenced CDN/21/0709.

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.

12) No activity shall occur on the playing pitches outside of the following hours:

Pitches 1-4: 09.00 to 22.30 hrs Monday to Sunday;

Pitches 5-11: 09.00 to 23.00 hrs Monday to Sunday.

The pitch layout numbering is based on drawing referenced 20-811-PL 01, received by the City Council as Local Planning Authority on 23 November 2020.

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

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: 8 March 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.