

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 K Krohn
KRO Hospitality Limited
2 Canal Street
Manchester
M1 3HE

Agent (if used)

Mr Alexis Anderson-Jones MRTPI
Serviam Planning
Gainsborough House
109 Portland Street
Manchester
M1 6DN

Part 1 – Particulars of the application/development

Proposal: Change of use from Offices (Class E(g)i) to Hotel Accommodation (Class C1)

Location: 3 Canal Street, Manchester, M1 3HE

Date of application: 15 November 2021

Application number: 132232/FU/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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application

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:

- Site Location Plan (Untitled, undated
- Existing and Proposed Block Plan (Drawing 21.2707.6A Revision A dated November 2021) - Received 15 November 2021

- Existing Basement Plan (Drawing 21.2707.4A Revision A dated November 2021)
- Received 15 November 2021
- Existing Ground Floor and First Floor Plan (Drawing 21.2707.1B Revision B dated September 2021) - Received 15 November 2021
- Existing Second Floor and Third Floor Plan (Drawing 21.2707.2B Revision B dated September 2021) - Received 15 November 2021
- Existing Fourth Floor and Mezzanine Floor Plan (Drawing 21.2707.3B Revision B dated September 2021) - Received 15 November 2021
- Existing Front Elevation and Section 1-1 (Drawing 21.2707.5A Revision A dated November 2021) - Received 15 November 2021
- Proposed Ground Floor and First Floor Plans (Drawing 21.2707.SC1.1D Revision D dated September 2021) - Received 15 November 2021
- Proposed Second Floor and Third Floor Plans (Drawing 21.2707.SC1.2C Revision C dated September 2021) - Received 15 November 2021
- Proposed Fourth Floor Plan (Drawing 21.2707.SC1.3C Revision C dated September 2021) - Received 15 November 2021
- Proposed Front Elevation and Section 2-2 (Drawing 21.2707.SC1.4A Revision A dated November 2021) - Received 15 November 2021
- 'Access and Refuse' Section of the Design & Access Statement (Page 15 'Design and Access Statement prepared by James Campbell Associates, undated) - Received 15 November 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) Prior to commencement of development, a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall include sections on:

- The routing of construction traffic and vehicles delivering construction materials
- Details of the vehicular activity associated with the construction, including appropriate swept-path assessments where required
- Details of the location of contractor parking
- The details of an emergency telephone contact number for the site contractor to be displayed in a publically accessible location
- A community consultation plan

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, 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.

Given the proximity of the site to a water body (Rochdale Canal), the applicant is advised to agree a detailed Water Safety Impact Statement and Risk Assessment with the Manchester Water Safety Partnership. Contact Alex King: alex.king@cityco.com.

Construction works shall be confined to the following hours:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Date: 7 January 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 he 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.