

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Brunswick Living Ltd  
C/o Agent

#### **Agent (if used)**

Mr Julian Austin  
Paul Butler Associates  
31 Blackfriars Road  
Salford  
M3 7AQ

### **Part 1 – Particulars of the application/development**

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**Proposal:** Erection of six storey building comprising 16 no. residential dwellings and associated works, including boundary treatments.

**Location:** Vacant Plot North East Of The Vallance Centre, Brunswick Street, Manchester, M13 9XF,

**Date of application:** 19 August 2021

**Application number:** 131240/FO/2021

### **Part 2 – Particulars of decision**

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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**

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Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case officers and the applicants (through their appointed representatives) engaged in discussions to secure the submission of additional details relating to the viability of affordable housing provision, arrangements for construction management and site servicing, including the collection of waste and recycling. On the basis of the submitted and supplementary details, it is considered that sufficient information has been made available to allow the development to be satisfactorily assessed.

### **Condition(s) attached to this decision**

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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 stamped as received by the City Council on 2 August 2021, 19 August 2021 and 25 November 2021:

Planning application forms

Proposed apartment schedule A1324(02)000 Rev E

Location plan (with a red edge) A1324(01)001

Existing Topo plan A1324(01)001

Proposed site plan A1324(02) 001 Rev F

Proposed ground floor plan A1324(02) 002 Rev F

Proposed first and second floor plans A1324(02) 003 Rev F

Proposed Third and fourth floor plans A1324(02) 004 Rev F

Proposed Fifth and roof floor plans A1324(02) 005 Rev F

Proposed South elevation A1324(02) 006 Rev F

Proposed East elevation A1324(02) 007 Rev F

Proposed West elevation A1324(02) 008 Rev F

Proposed North elevation A1324(02) 009 Rev F

Proposed Street view A1324(02) 010 Rev F

Proposed 3D view A1324(02) 011 Rev F

Proposed Section A1324(02) 013 Rev F

Design & Access Statement : New Brunswick Apartments, Brunswick Street dated June 2021 by Create It Studios

Planning Statement - Brunswick Street Ardwick By Paul Butler associates dated 29 July 2021

Letters from Generation Ltd dated 24 November 2021 and Japanese Knotweed Solutions dated 10 November 2021 confirming Japanese Knotweed treatment and removal

Brunswick Living Ltd New Brunswick, Brunswick Street Ardwick Viability Assessment dated August 2021 and Appendix A - Letter from Rock & Solid Ref: 40/01 New Brunswick - 16 Apartments dated 9 July 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved materials, which shall remain in situ thereafter.

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 policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Before the commencement of above ground constructions works, as scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the siting, materials and specification of walls and/ or fences to the perimeter of the boundaries, including those securing the residents rear garden areas. The development shall be fully undertaken in accordance with the approved details, which shall be maintained in situ thereafter.

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 policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The planning permission hereby granted relates to the formation of 16 residential apartments (Class C3) and ground floor lounge area for use by residents and visitors only as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) a) The authorised development shall be fully implemented in accordance with the following documents:

- i. Phase I Site Assessment, Brunswick Street, Manchester, M13 9SU, by REC Reference: 102867P1R0. December 2016
- ii. Phase II Site Assessment, Brunswick Street, Manchester, M13 9SU, by REC Reference: LA102867P2R1. September 2017
- iii. Drawing referenced: Renaissance comments on remediation strategy for Brunswick Street Development Drg. No. SK201006 received 7 October 2020.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion / Verification Report shall be submitted to and approved in writing by the City Council as local planning authority upon completion of works.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be

carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

8) The authorised development shall be fully implemented in accordance with the details of the following document and drawings, which shall remain in place throughout the related phases of construction work:

- i. Brunswick Court, Manchester Construction Method Statement by received 26 January 2022;
- ii. Drawing ref: LCC20.1 POTC LUFFING Crane location plan received 23 September 2021;
- iii. Crane specifications Ref: Luffing Crane Modular Jib LCL 20.1 received 23 September 2021;
- iv. Drawing ref: Brunswick Gate House Site logistics plan dated July 2020 and received 23 September 2021 (as amended by drawings referenced 2732-01-D01 Rev A);
- v. Drawing ref: Site pedestrian and parking route Dwg No A239\_T\_030A and received 23 September 2020.

Any alternative strategy shall be submitted to and approved in writing by the City Council as local planning authority prior to above ground works commencing and implemented thereafter in accordance with the agreed details.

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework.

9) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To secure proper drainage and the management of the risk of flooding and pollution pursuant to ensure there are no unacceptable discharges to ground or surface waters pursuant to policies SP1 and EN16 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) Before the commencement of the authorised development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority to demonstrate accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The development shall be undertaken in accordance with any related and agreed construction works, which shall be fully implemented prior to the occupation of the authorised residential units and maintained in situ thereafter.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of

the Core Strategy for the City of Manchester and the National Planning Policy Framework.

11) Prior to first occupation of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details, which shall include:

- i. Verification report providing photographic evidence of construction as per design drawings;
- ii. As built construction drawings if different from design construction drawings;
- iii. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) Prior to first occupation of the development, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority, including details of the bin storage with capacities set out in drawing ref: Proposed ground floor plan A1324(02) 002 Rev F and confirmation of measures to ensure the implementation of natural ventilation to the proposed bin store. 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 - In the interests of amenity and public health pursuant to policies SP1, EN19 and DM1 of Core Strategy for the City of Manchester.

13) Before the first occupation of the authorised apartments, a residential management plan shall be submitted to and approved in writing by the City Council as local planning authority relating to the identification of collection vehicle pick up points and arrangements for presenting waste and recycling containers / bins to designated collection points and their same day return to the identified bin storage area (as shown on drawing ref: Proposed ground floor plan A1324(02) 002 Rev F). The approved scheme shall be fully implemented upon first occupation of the authorised apartments and remain in place at all times thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

14) The authorised building shall be acoustically insulated and treated to limit the break out of noise from the residents' lounge in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the occupation of the development and maintained in situ thereafter.

Reason - To safeguard the amenities of the occupiers of the building and nearby properties, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

15) Before the commencement of above ground construction works, a scheme for acoustically insulating the proposed residential accommodation, against noise from nearby busy roads and other significant sources of noise shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be fully implemented before the occupation of authorised residential units dwelling units are occupied.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

16) Before the commencement of above ground construction works, a scheme shall be 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 from any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated. Any externally mounted equipment installed as part of the authorised development shall be installed in accordance with the specifications of the agreed and subsequently maintained in situ.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

17) If any external lighting relating to the authorised apartment block and / or its car parking area, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties; within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

18) Before the first occupation of the authorised development, full details and specification of all off-site highways works, including footpath reinstatement to Brunswick Street together with a timescale for their implementation shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

19) The authorised development shall be fully implemented and building subsequently maintained in accordance with document referenced: Air Quality Assessment Brunswick Street Manchester Ref: 1692r1 by Redmore Environmental and attached to email from Paul Butler Associates 25 May 2017.

Reason - In the interests of residential amenity pursuant to policies SP1, EN16 and DM1 for the City of Manchester.

20) Before first occupation, all external bathroom and / or WC windows to the authorised apartments shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

21) The proposed development shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (Version A: 14/04/2021 Reference: 2016/1003/CIS/02) and the physical security specifications listed within section 4 of the appendices within the same Crime Impact Statement. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the Council as local planning authority has acknowledged, in writing, that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) The development shall be undertaken in accordance with a Residential Travel Plan, which includes:

- i. The measures proposed to be taken to reduce dependency on the private car by those living or visiting the development;
- ii. A commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time;
- iii. Mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv. Measures for the delivery of specified travel plan services;
- v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Residential Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Residential Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, the Guide to Development in Manchester SPD (2007) and the guidance with the National Planning Policy Framework.

23) No removal of or works to any trees or shrubs works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared or works start and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted and approved in writing by the local planning authority before undertaking agreed works.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy for the City of Manchester.

24) The development shall be implemented in accordance with the measure for the treatment and removal of Japanese Knotweed as specified in letters from Generation Ltd dated 24 November 2021 and Japanese Knotweed Solutions dated 10 November 2021.

Reason - To prevent the spread of Japanese Knotweed which has been found on part of the site and in the interests of residential amenity pursuant to policies SP1, EN18 and DM1 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

25) The development hereby approved shall be implemented in full accordance with the measures as set out within the environmental sustainability statement referenced: Brunswick Living Limited Energy & Sustainability Assessment Environmental Standards Statement, Brunswick Street, Manchester dated 2 July 2021 by Watt Energy & Consulting Engineers Ltd and stamped as received by the City Council as local planning authority on 2 August 2021, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

26) a) The development hereby approved shall be undertaken in accordance with document referenced: Pre-construction signal reception impact survey, Brunswick Street Development Manchester dated 24 March 2021 Astbury Ltd. stamped as received by the City Council as local planning authority 2 August 2021.

b) Before the occupation of the authorised development, an assessment report relating to the impact of the development on television signal reception within the potential impact area, identified in above survey, shall be undertaken within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact

area. The report shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in the approved survey. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy for the City of Manchester.

27) Before the commencement of the authorised use the internal cycle storage facilities as shown on drawing ref: Proposed ground floor plan A1324(02) 002 Rev F shall be fully implemented in accordance with the approved details and maintained in situ thereafter.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, the Guide to Development in Manchester SPD (2007) and the guidance with the National Planning Policy Framework.

28) Following the expiry of the first full planting season after the completion of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority confirming the implementation of the measures detailed in Section 4.0 Summary and Recommendation of document referenced Ecological Walkover Land off Brunswick Street Ardwick Manchester dated March 2021 by Rachel Hacking Ecology. The agreed measures shall be maintained in situ at all times whilst the development is in occupation.

Reason - In order to enhance local bio-diversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

## **Informatives**

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### **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](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.

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, including:

i. Piling should follow the guidance set out within document 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' which is available on the Coal Authority website. Where deep foundations are proposed it is recommended that the developer makes reference to:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf>

ii. It is recommended that the developer undertakes any further works in line with the guidance provided within 'CLR11 Model Procedures', 'Guiding Principles for Land Contamination' and 'Groundwater Protection: Principles and Practice' which are available via the address:

<https://www.gov.uk/government/collections/land-contamination-technical-guidance>

iii. Waste to be reused on site - Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

iv. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, we should be contacted for advice at an early stage to avoid any delays. It is recommended that developers should refer to the Environment Agency guidance: Position statement on the Definition of Waste: Development Industry Code of Practice and; website at <https://www.gov.uk/government/organisations/environment-agency> for further guidance.

v. Waste to be taken off site - Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

Duty of Care Regulations 1991

Hazardous Waste (England and Wales) Regulations 2005

Environmental Permitting (England and Wales) Regulations 2010

The Waste (England and Wales) Regulations 2011

vi. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for

the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear.

Information for Developers guidance documents can be downloaded using the following link:

[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

Whilst the site has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

It is recommended that structural drawings and calculations for the temporary and permanent support works be submitted for checking (for a fee) to MCC Bridges/Structures Section in order to obtain an approval in principle.

The Sandy Brown Acoustic report 165-R01-C dated 9 May 2017 recommends that " the apartments located on the Brunswick Street facade will require a mechanical ventilation strategy in combination with high performance acoustic double glazing" it also says that living rooms towards the rear of the development could "utilise standard thermal double glazing an combination with acoustically rated ventilators".

In order to discharge the ventilation requirements for the whole of the property, we will need a report with details of the mechanical ventilation systems being fitted, details of the acoustically rated ventilators and details of the proposed glazing. The report should demonstrate that the ventilation requirements are met, and help to prevent overheating in the premises as well as demonstrating that the MCC internal noise criteria will be met.

Any requirement for working outside the authorised construction hours should be agreed with Environmental Health Officer as part of an application submitted under Section 61 of the Control of Pollution Act 1974 via the following link:

[https://secure.manchester.gov.uk/forms/form/687/application\\_for\\_noisy\\_working](https://secure.manchester.gov.uk/forms/form/687/application_for_noisy_working)

Date: 15 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.

## Appendix A



The Coal  
Authority

**Any Planning Enquiries should be directed to:**

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Website: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*This Standing Advice is valid from 1<sup>st</sup> January 2021 until 31<sup>st</sup> December 2022*