

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

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: S73 application to vary conditions 2 (Approved Dwgs (amendments to include stabilisation to curtain walling and changes to details of dance floor within Concert Hall)), 4 (Materials), 21 (Details of Sprinkler System) and C23 (Final Details of Landscaping) attached to application ref no 124348/FO/2019

Location: New Century Hall , Mayes Street, Manchester, M60 4ES

Date of application: 10 June 2021

Application number: 130703/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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 19th November 2022

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:

- (a) The location plan referenced Site Location Plans NCHA SRA ZZ SI DR A 00802 Rev PO2, 00800 Rev P01 and 00801 Rev P01 stamped as received on 24-10-19;
- (b) SRA ZZ B2 DR A 01808 PO2, SRA ZZ B1 DR A 01809 PO2, SRA ZZ 00 DR A 01810 PO2, SRA ZZ 01 DR A 01811 PO2, SRA ZZ 02 DR A 01812 PO2, SRA ZZ 03 DR A 01813 PO2, SRA ZZ B2 DR A 01818 PO2, SRA ZZ B1 DR A 01819 PO2, SRA ZZ 00 DR A 01820 PO2, SRA ZZ 01 DR A 01821 PO2, SRA ZZ 02 DR A 01822 PO2, SRA ZZ XX DR A 01825 PO2, SRA ZZ XX DR A 01826 PO3, SRA ZZ XX DR A 01827 PO2, SRA ZZ XX DR A 01829 PO2, SRA ZZ XX DR A 01835 PO2 and SRA ZZ XX DR A 01836 PO2;
- (c) NCHA SRA ZZ B2 DR A 20808 PO2, SRA ZZ B1 DR A 20809 PO2, SRA ZZ 00 DR A 20810 PO5, SRA ZZ 01 DR A 20811 PO4, SRA ZZ 02 DR A 20812 PO2, SRA ZZ 03 DR A 208213 PO2, SRA ZZ XX DR A 20825 PO2, SRA ZZ XX DR A 20826 PO3, SRA ZZ XX DR A 20827 PO2, SRA ZZ XX DR A 20829 PO3, SRA ZZ XX DR A 20835 PO3 and SRA ZZ XX DR A 20836 PO3;
- (d) SRA ZZ XX DR A 21835 PO2, SRA ZZ XX DR A 21836 PO2, SRA ZZ XX DR A 21837 PO2, SRA ZZ XX DR A 21838 PO2, SRA ZZ XX DR A 21845 PO2, SRA ZZ XX DR A 21846 PO2, SRA ZZ XX DR A 21847 PO2, SRA ZZ XX DR A 21848 PO2, SRA ZZ XX DR A 21860 PO1, SRA ZZ XX DR A 21861 PO2, SRA ZZ XX DR A 21865 PO2 and SRA ZZ XX DR A 21866 PO2;
- (e) NCHA SRA ZZ B2 DR A 22808 PO2, SRA ZZ B1 DR A 22809 PO2, SRA ZZ 00 DR A 22810 PO2, SRA ZZ 01 DR A 22811 PO2, SRA ZZ 02 DR A 22812 PO2, SRA ZZ XX DR A 22860 PO2, SRA ZZ XX DR A 22861 PO1, SRA ZZ XX DR A 22862 PO1, SRA ZZ XX DR A 22865 PO1, SRA ZZ XX DR A 22870 PO1, SRA ZZ XX 00 DR A 22871 PO1, SRA ZZ XX DR A 22872 PO1 and SRA ZZ XX DR A 22890 PO1;
- (f) NCHA SRA ZZ XX DR A 24850 PO2, SRA ZZ XX DR A 24855 PO2, SRA ZZ XX DR A 24860 PO2, SRA ZZ XX DR A 24865 PO2, SRA ZZ XX DR A 24870 PO2, SRA ZZ XX DR A 24875 PO2, SRA ZZ XX DR A 24880 PO1, SRA ZZ XX DR A 24890 PO1 and, SRA ZZ XX DR A 24891 PO1;
- (g) NCHA SRA ZZ 01 DR A 31860 PO1, SRA ZZ XX 01 A 31861 PO1, SRA ZZ XX 01 A 31865 PO1, SRA ZZ 01 DR A 31866 PO1;
NCHA SRA ZZ XX DR A 32850 PO1, SRA ZZ XX DR A 32855 PO2, SRA ZZ XX DR A 32860 PO2, SRA ZZ XX DR A 32865 PO1 and, SRA ZZ XX DR A 32866 PO2;
- (h) NCHA SRA ZZ XX DR A 35808 PO2, SRA ZZ XX DR A 35809 PO2, SRA ZZ XX DR A 35810 PO3, SRA ZZ XX DR A 35811 PO2, SRA ZZ XX DR A 35812 PO2, SRA ZZ XX DR A 35860 PO1, SRA ZZ XX DR A 35861 PO1, SRA ZZ XX DR A 35862 PO1, SRA ZZ XX 02 A 35870 PO1;
- (i) NCHA SRA ZZ XX DR A 42808 PO2, SRA ZZ XX DR A 42809 PO2, SRA ZZ XX DR A 42810 PO2, SRA ZZ XX DR A 42811 PO2 and SRA ZZ XX DR 02 42812 PO2;
- (j) NCHA SRA ZZ XX DR A 43808 PO2, SRA ZZ XX DR A 43809 PO2, SRA ZZ XX DR A 43810 PO2, SRA ZZ XX DR A 43811 PO2, SRA ZZ 01 DR 02 43812 PO2, SRA ZZ 01 DR A 43860 PO1 and SRA ZZ XX DR A 43880 PO1;

(k) Construction Phase Health, Safety & Environmental Plan, New Century Hall, Corporation Street, Manchester M4 4DE by Russells Issue No. 01 Issue Date:20/05/2019;

(l) PROPOSED OPERATIONAL/EVENTS MANAGEMENT STRATEGY NEW CENTURY HALL stamped as received on 31-07-19;

(m) New Century Hall Tenant Fit Out Guide by Sheppard Robson dated Oct 2019;

(n) Recommendations and measures set out within Crookes Walker NOMA, New Century Hall, Planning Submission Energy Strategy Statement 12/07/2019;

(o) Recommendations and measures set out within Drainage Strategy, New Century Hall, Mayes Street, Manchester, M60 0AB
Prepared for Workman LLP Date: 16/07/2019;

(p) Civil & Structural Design Philosophy, New Century Hall, Mayes Street, Manchester, M60 0AB, Prepared for Workman LLP, Date: 26/07/2019;

(q) Internal Conservation Strategy REV C dated 23.10.19 (Interior repairs and cleaning -concrete structure, fixtures, fittings, artwork and joinery);

(r) External Conservation Strategy REV C dated 23.10.19 (Exterior repairs and cleaning, roof coverings, cladding, mosaics, railings and stairs);

(s) ASBESTOS STRATEGY - NEW CENTURY HALL. HERITAGE COMMENTS.
05.11.2019;

(t) Factual Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4527, Dated: May 2014. and Factual Geo-Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4646, Dated: July 2014; and

(u) Measures as detailed within the NOMA, New Century Hall Planning Submission Energy Strategy Statement 12-07-2019;

As amended by

(x) New Century Hall Existing Curtain Wall Executive Summary and Repair Sequence prepared by Russell WBHO, NCHA -SRA -XX -XX -DR -A -SK088-A and dwg HC-19356-(20)-45 REV B Detail to Existing Curtain Wall; and

(y)RCH Heritage Mark-up of the Sprung Floorboard prepared by Russell WBHO 30-01-21 and Dwg NCHA -SRA -ZZ -XX -DR -A -SK072
first Floor (to be read alongside NCHA-SRA-ZZ-01-DRA-A-43811 PO2 Floor Finishes);

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details set out within the PROPOSED OPERATIONAL/EVENTS MANAGEMENT STRATEGY NEW CENTURY HALL stamped as received on 31-07-19

Before the use of the first floor venue commences final details of an Event Management Strategy which includes detail of the following:

- (a) Details of the types of events that would be held within the space;
- (b) Temporary traffic measures that would be required to be put in place;
- (c) Details of how events would be co-ordinated with those being held at other nearby venues including the Arena and Printworks;
- (e) How associated vehicle and pedestrian activity can be safely controlled.
- (f) Locations for vehicles including cranes to unload.
- (g) Details of any event management measures required by the Counter Terrorism Unit

shall be submitted and agreed in writing by the City Council as Local Planning Authority.

Reason - In the interests of highway safety and amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

4) Final and outstanding details of the materials as detailed in the Materials Tracker Rev F dated 03-06-21 shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site.

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.

5) The development shall be carried out in accordance with sections 4,5 and 6 the Crime Impact Statement Version B dated 14-09-18. The development hereby approved shall not be occupied or used 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 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

6) The window(s) at ground level, fronting onto Mayes Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) In relation to the ground floor unit in New Century Hall the following details shall be submitted and agreed in writing before first occupation of the unit:

- (a) a signage strategy;
- (b) a layout and design strategy for any outside furniture and associated fixtures and fittings (in consultation with Highways) ;and
- (c) a management strategy for the external areas including hours of operation and how this would be managed to prevent any crime and disorder issues

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

9) The uses within the building hereby approved shall not be open to the public outside the following hours,:-

College (Basement) : 08.00 to 21.00 Monday to Sunday

A3 (restaurant and cafe)/ A4 (drinking establishment (Ground floor) 08.00-02.00 Monday to Saturday and 09.00 to 03.00 Sunday

Venue (1st Floor): 08.00 to 03.00 Monday to Sunday

Monday to Sunday;

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

10) The proposed plant and associated equipment shall be implemented in accordance with the following:

Plant and Equipment Noise Levels as detailed within the Hann Tucker report dated 26th July 2019

The approved noise targets and insulation scheme for the plant and equipment shall be met / completed before each of the basement, ground floor and first floor uses commence. Prior to occupation of each floor a post completion report to verify that all of the target noise attenuation levels have been met and any potential adverse noise impacts in adjacent buildings arising directly from the plant and equipment within the proposed development have been adequately mitigated, shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

11) Before any use hereby approved commences a scheme for acoustically insulating any adjacent noise sensitive uses from noise from (a) the basement college, (b) the ground floor bar / restaurant and (c) the first floor venue shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

12) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:00 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries shall be confined to 07:00 to 19:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) Final details of the method of extraction of any fumes, vapours and odours from the restaurant kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

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

14) The refuse storage and disposal within the basement, ground and first floor uses shall be carried out in accordance with the following:

Waste Management Strategy Proforma and Waste Management Strategy by Curtins
Ref: 72380-CUR-00-XX-RP-TP-001

Revision: V04 Issue Date: 24 July 2019 stamped as received on 31-07-19 ;

and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

15) When the development commences, the development shall be carried out in accordance with the Factual Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4527, Dated: May 2014. and Factual Geo-Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4646, Dated: July 2014 and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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.

16) The Construction Phase of the development shall comply with the following:

NCH Local Labour Agreement by Russels stamped as received 31-07-19

The 'interim reporting frequency to be agreed with the Work & Skills Team' within one month of the construction work commencing and 2 months after construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the following:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

For construction please add

17) a). Six months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b). Within 2 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

19) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority as detailed within the New Century Hall, NOMA - Manchester, Interim Travel Plan, Curtins Ref: 72385-CUR-00-XX-RP-TP-002, Revision: V04, Issue Date: 30 July 2019 . In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those guests or employees of the development
- ii) a commitment to surveying the travel patterns of guests or employees 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 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 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.

20) Prior to the first uses hereby approved commencing, a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

New layby is proposed off Miller Street to the north of New Century Hall, which would serve as a delivery bay/refuse collection point as well as a coach drop-off bay and it is proposed that this is operated as a dual use bay for coach parking and loading. In particular details of its size (length and width as well as remaining footway width) in addition to its position on Miller Street relative to existing highway infrastructure (signalised pedestrian crossings, adjacent junctions and street furniture etc.) is required

The approved scheme shall be implemented and be in place prior to the first occupation of the uses hereby approved commencing.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

21) The Sprinklers shall be installed in accordance with the following:

Dwgs 82468-01 O Extension to Automatic- Sprinkler System Ground Floor Level, 82468-02 O Extension to Automatic - Sprinkler System Basement Level 1; and 82468-03 O Extension to Automatic Sprinkler System Basement Level 2; and

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

22) The development hereby approved shall include for full disabled access to the basements, ground floor and first floor the main entrances and to the floors above via lifts.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

22) The landscaping scheme shall be implemented in accordance with the following:

Dwgs M3170-SD-01 V5 M3170-SD-01-V5 Landscape Proposals; M3170-BD-02 V2 Planting Plan; M3170-BD-01 V4 Hardworks, Soiling & Drainage; M3170-BD-03-V4 Planter & Bench Stonework and points (a), (c) and (d) within Deloitte's covering letter dated 09-06-21;

Within 6 months of the completion of the landscape works the new locations for the 2 pine trees not being relocated on the application site shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - For the avoidance of doubt and pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

23) Notwithstanding the drawings approved in condition 2, prior to the commencement of works relating to the tenant fit for each of the following:

- (a) Bar within the 1st floor Venue;
- (b) Bars and any partitions within the ground floor; and
- (c) Location of partitions within the basement space.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

24) Notwithstanding the drawings approved in condition 2, prior to the commencement of any works to provide any required acoustic insulation between each level, details of the required works shall be submitted to and considered for approval in writing by the City Council as Local Planning Authority. For the avoidance of doubt there may, depending on the extent of any required interventions and if they are considered to affect the special interest of the building be a requirement for the submission of a separate application for listed building consent in respect of these works.

Reason - In the interests of visual amenity, and because the proposed works could affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 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: 5 November 2021

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.