

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

Three Popes Ltd
4 College Road
Wilmslow
Cheshire
SK9 5PY

Agent (if used)

Miss Eleanor Swire
Stephenson Hamilton Risley Studio
3 Riverside Mews
Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: S19 Application to amend condition 2 (approved dwgs) attached to application ref no 115530/LO/2017 to replace the originally proposed brick cavity construction to stair core extension with natural slate rainscreen cladding

Condition Number(s): 2

Conditions(s) Removal:

Please refer to enclosed covering letter.
Please refer to enclosed covering letter.

Location: Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

Date of application: 10 November 2021

Application number: 132058/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

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Also, officers worked with the applicant during the planning application process to deal with comments raised by consultees.

Condition(s) attached to this decision

1) The development must be begun not later than 03.07.2021

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Plans

7403-al(02)0001-P01-city location plan
7403-al(02)0002-P01-site location plan
7403-al(02)0003-P01-existing site plan
7403-al(02)0004-P01-existing ground floor plan
7403-al(02)0005-P01-existing first floor plan
7403-al(02)0006-P01-existing second floor plan
7403-al(02)0007-P01-existing third floor plan
7403-al(02)0008-P01-existing fourth floor plan
7403-al(02)0009-P01-existing roof floor plan
7403-al(02)0020-P01-existing mangle street elevation
7403-al(02)0021-P01-existing back piccadilly elevation
7403-al(02)0022-P01-existing china lane elevation
7403-al(02)0023-P01-existing dale street elevation
7403-al(02)0025-P01-existing section 01
7403-al(05)0001-P01-proposed ground floor plan
7403-al(05)0002-P01-proposed first floor plan
7403-al(05)0003-P01-proposed second floor plan
7403-al(05)0004-P01-proposed third floor plan
7403-al(05)0005-P01-proposed fourth floor plan
7403-al(05)0006-P01-proposed fifth floor plan
7403-al(05)0007-P01-proposed sixth floor plan
7403-al(05)0008-P01-proposed seventh floor plan
7403-al(05)0009-P01-proposed roof floor plan
7403-al(05)0015-P03-proposed mangle street elevation
7403-al(05)0016-P02-proposed back piccadilly elevation
7403-al(05)0017-P03-proposed china lane elevation
7403-al(05)0018-P03-proposed dale street elevation
7403-al(05)0020-P01-proposed section 01
7403-al(05)0020-P01-proposed section 02
7403-al(05)0020-P01-proposed section 03
7403-al(05)0030-P01-existing ground floor plan-affected areas
7403-al(05)0031-P01-existing first floor plan-affected areas
7403-al(05)0032-P01- existing second floor plan-affected areas
7403-al(05)0033-P01- existing third floor plan-affected areas
7403-al(05)0034-P01- existing fourth floor plan-affected areas
7403-al(05)0035-P01- existing mangle street elevation-affected areas
7403-al(05)0036-P01-existing back piccadilly elevation-affected areas
7403-al(05)0040-P01-proposed waste management strategy
7403-al(05)0041-P02-proposed external site treatment
7403-al(05)0042-P01-proposed pavement treatment

all as amended by 7403-al(SK)0250-P01 -proposed mangle street elevation - S73 comparison, 7403-al(SK)0251-P01 proposed china lane elevation - S73 comparison, 7403-al(SK)0252-P01 proposed dale street elevation -- S73 comparison

Reports

7403 Mangle St - Acoustic report 300116
7403 Mangle St - Archaeology DBA 15.02.2017
7403 Mangle St - Crime Impact Statement
7403 Mangle St - Design & Access Statement
7403 Mangle St - Energy and Environmental Statement
7403 Mangle St - Flood Risk & SuDs Statement P01
7403 Mangle St - Heritage Statement
7403 Mangle St - Preliminary Existing Site Summary - 161104
7403 Mangle St - Tv and Radio Study v1.0

Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

3) The development (with the exception of the stair core extension) shall be implemented in accordance with Stephenson Studio's Finlays, Mangle Street (Condition 4 Material Submission) document submitted with application ref no CDN/21/0471

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.

4) No materials proposed on the stair core extension shall be installed on-site until samples and specifications of these materials, along with a sample of the jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.

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.

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 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 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.