MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Andy Partington
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Agent (if used)

Mr Andrew Thompson
Fletcher-Rae
5 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: CITY COUNCIL DEVELOPMENT: Refurbishment and reconfiguration of the existing loco shed to include office, storage, and workshop accommodation; demolition of existing ancillary buildings; erection of a new gatehouse; reconfiguration of existing parking areas; creation of a 'Winter Maintenance' area including a commercial vehicle parking garage with associated office & welfare accommodation and a grit/salt storage barn; creation of vehicle wash-down area; refurbishment of the existing vehicle refuelling area; and restoration and enhancement of the memorial garden.

Location: 1 Hammerstone Road, Manchester, M18 8EQ

Date of application: 1 June 2021

Application number: 130127/VO/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

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:

Hammerstone Road Design & Access Statement ref: 18021_05_6_1_Rev A

Arboricultural Report and Arboricultural Impact Assessment dated 13th Oct 2020 ref: 16357/AJB
Phase 2 Site investigation report ref: 068065-CUR-00-XX-RP-GE-002 Rev V01 Issue date 17th April 2019;
Transport Assessment ref: 068065-CUR-00-XX-RP-TP-001- revision V02 Issue date 01 April 2021;
Asbestos Report & Survey 23rd Oct 2020 116353_291312 Full Report V3
Crime Impact Statement Version A dated 25th January 2021 ref: 2018 /0940/ CIS/02 Rev A
Noise Planning Statement ref: 1620005855- RP-01 December 2018
Preliminary Ecological Appraisal -SWECOUK Ltd Rev 01 -20.09.18
SWECO Ecology letter to accompany 2018 PEA - April 2021
Air Quality Assessment March 2019 ref: ES101-AQ106954 Rev2
Hammerstone Construction Management Plan Rev.A
Planning Statement dated April 2021 ref: MORH3002
Heritage Statement dated April 2021 ref: MORH 3002
Hammerstone Road Depot Statement of Community Involvement April 21 ref: FOG/HR/DRA01
Site Waste Management Plan ref: 13W007
Waste Management Strategy proforma dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location)

HRD-FRA-00-XX-DR-A-91-0001-P2 Site Location Plan
HRD-FRA-00-XX-DR-A-91-0002-P3 Existing Site Plan
HRD-FRA-00-XX-DR-A-90-0100-C1 Site Demolition Plan
HRD-FRA-00-XX-DR-A-90-0320-P2 Proposed Memorial Garden Plan and details
HRD-FRA-01-00-DR-A-20-1001-P3 Existing Ground Floor Plan Sheet 1
HRD-FRA-01-00-DR-A-20-1002-P3 Existing Ground Floor Plan Sheet 2
HRD-FRA-01-RL-DR-A-20-1005-P2 Existing Roof Plan Sheet 1
HRD-FRA-01-RL-DR-A-20-1006-P2 Existing Roof Plan Sheet 2
HRD-FRA-01-XX-DR-A-20-1007-P3 Existing East Elevation
HRD-FRA-01-XX-DR-A-20-1008-P3 Existing North & South Elevations
HRD-FRA-01-XX-DR-A-20-1009-P3 Existing West Elevation
HRD-FRA-01-XX-DR-A-20-1011-P3 Existing Sections Sheet 1
HRD-FRA-01-XX-DR-A-20-1012-P3 Existing Sections Sheet 2
HRD-FRA-01-XX-DR-A-20-1013-P3 Existing Sections Sheet 3
HRD-FRA-01-00-DR-A-20-1101-C1 Demolition Ground Floor Plan Sheet 1
HRD-FRA-01-00-DR-A-20-1102-P3 Demolition Ground Floor Plan Sheet 2
HRD-FRA-01-00-DR-A-20-1201-C1 Proposed GA Ground Floor Plan Sheet 1
HRD-FRA-01-00-DR-A-20-1202-C3 Proposed GA Ground Floor Plan Sheet 2
HRD-FRA-01-RL-DR-A-20-1205-C2 Proposed GA Roof Plan Sheet 1
HRD-FRA-01-RL-DR-A-20-1206-C2 Proposed GA Roof Plan Sheet 2
HRD-FRA-01-XX-DR-A-20-1210-C1 Proposed GA Sections Sheet 1
HRD-FRA-01-XX-DR-A-20-1211-C1 Proposed GA Sections Sheet 2
HRD-FRA-01-XX-DR-A-20-1212-C1 Proposed GA Sections Sheet 3
HRD-FRA-02-XX-DR-A-90-2001-C2 Proposed Winter Maintenance Area Plan
HRD-FRA-02-00-DR-A-20-2201-C2 Proposed Gritter Garage GA Ground Floor Plan
HRD-FRA-02-RL-DR-A-20-2202-C3 Proposed Gritter Garage GA Roof Plan
HRD-FRA-02-XX-DR-A-20-2203-C2 Proposed Gritter Garage GA Elevations
HRD-FRA-02-XX-DR-A-20-2204-C2 Proposed Gritter Garage GA Sections
HRD-FRA-04-XX-DR-A-90-4001-C1 Proposed Washdown Area Plan
HRD-FRA-05-XX-DR-A-90-5001-P3 Proposed Refuel Area Plan

HRD-CUR-XX-00-DR-C-92-500 Rev P05 -Proposed ground floor drainage layout

HRD-CUR-XX-00-DR-C-92-501 Rev P05 - Proposed lower floor drainage layout
HRD-CUR-XX-00-DR-C-92-510 Rev P03 - Existing Drainage
HRD-CUR-XX-00-DR-C-92-511 Rev P04 - Retained and Abandoned Existing drainage

Received 21st April 2021

Environmental Impact Assessment Statement Document ref: 068065-CUR-00-XX-RE-002-
Rev V03 ; and Flood Risk Assessment and Drainage Strategy Report
068065-CUR-00-XX-RE-001 Rev V04 dated 11 May 2021 - received 11th May 2021

068065-CUR-XX-00-DR-C-91-602 Rev P05 - Proposed external levels.
068065-CUR-XX-00-DR-C-91-605 Rev P07 - Proposed site sections sheet 1
068065-CUR-XX-00-DR-C-91-606 Rev P05 - Proposed site sections sheet 2

HRD-FRA-00-XX-DR-A-90-0211-C1 Proposed Bin Stores
HRD-FRA-01-XX-DR-A-20-1208-C2 Proposed GA North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1209-C2 Proposed GA West Elevation;
Demolition Plan/Dynamic Method Statement/Work Package Plan by Frank O'Gara and Sons;
MEP Services Performance Specification Ref: HRD-HAN-ZZ-XX-SP-N-0001 Revision C1;
Part L2a 2013 Compliance Report Ref: HRD-HAN-ZZ-XX-RP-N-001 Issue 01;
Solar PV and Battery Storage feasibility Assessment and Recommendations report by MEP Services ref: 3778-HAN-ZZ-XX-RP-MEP -003 revision 4;
Waste Management Strategy proforma dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location)
received 21st May 2021

Transport Technical Note prepared by Curtains dared 18th May 2021 in regard to off site highways works

Bat Survey - Envirosolutions May 2021 received 1st June 2021;

S.11Structural Condition Appraisal ref:B068065 revision 01 dated 06 November 2020 received 1st September 2021;

Plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. P10 Proposed Site Plan GA;
Plan ref HRD-FRA-00-XX-DR-A-90-0210 rev. P7 Proposed Site External Works Plan;
Plan ref: HRD-FRA-00-XX-SK-A-90-9005 rev. P2 Proposed Masonry Gatehouse Option;
Hammerstone Road Depot Reclaimed Masonry Statement document ref: HRD-FRA-01-XX-RP-A-21-2602-P1 dated 28.09.2021;

Loco Shed Existing & Proposed Window Report document ref: HRD-FRA-01-XX-RP-A-31-6201 rev. P03 dated 23.11.2021 received 23rd November 2021;
Plan ref: HRD-FRA-01-XX-DR-A-20-1207 rev.P06 Proposed GA East Elevation; received 23rd November 2021;
Southern Boundary Wall & Outbuilding Structural Appraisal doc ref: HRD-CUR-00-XX-RP-S-0001 rev.P02 Issue date 23 November 2021 received 23rd 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 Manchester Core Strategy (2012) .

3) The development hereby approved shall be constructed in accordance with the Construction Management Plan rev. A by Morgan Sindell received by the local planning authority on 21st April 2021 and Demolition Plan/Dynamic Method Statement/Work Package Plan by Frank O'Gara and Sons.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) a) The development shall be implemented in accordance with the recommendations specified in the Phase 2 Site investigation report ref: 068065-CUR-00-XX-RP-GE-002 Rev V01 Issue date 17th April 2019.

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.

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 Manchester Core Strategy (2012).

5) Within two months of the date of the commencement of development a dilapidation survey of the surrounding roads shall be undertaken, and the results submitted to and approved in writing by the City Council as local planning authority. Any mitigation works required to the adjacent road and footpaths following the completion of the development shall be implemented within 3 months of the new buildings on the site being brought into use.

Reason - In the interests of highway safety, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (July 2012).

6) Prior to above ground works commencing in relation to the new buildings and parking and servicing areas of the development, full detailed designs (including specifications) of any off site highways works (including any Traffic Regulation Orders) , shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the new buildings being brought into use.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

7) The car parking indicated on plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. P10 Proposed Site Plan GA received by the City Council, as Local Planning Authority, on 18th October 2021, shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

8) The electric vehicle charging points indicated on plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. P10 Proposed Site Plan GA received by the City Council, as Local Planning Authority, on 18th October 2021, shall installed be made available for use prior to the buildings on the site being occupied. The electric vehicle charging points shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate availability of electric vehicle charging points for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

9) The development hereby approved shall be completed in accordance with the scheme for the provision of space and facilities for bicycle parking on plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. P10 Proposed Site Plan GA. Finalised detailed designs of the cycle shelters shall be submitted to and approved by the City Council as local planning authority . The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being brought into use.
The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

10) 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. 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 [attending or] employed in the development
ii) a commitment to surveying the travel patterns of staff 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.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

11) The development shall be implemented using the materials specified below:-

Loco Shed
Replacement Bricks - Imperial Handmade bricks Special Blend 741 (imperial), toning of brickwork darkened where required to match existing brickwork adjacent to the repairs / replacement
Replacement Roof - Trapezoidal cladding Goosewing Grey BS10A05
Rooflights - Trapezoidal rooflights
Windows - PPC aluminium windows, RAL 7021 Black Grey with applied bars to the outer face of glazing to replicate the existing fenestration patterning
Vehicle Access Doors - Insulated sectional access doors RAL 7021 Black Grey
Steel Door Sets - RAL 7021 Black Grey
Fire Escape Doors - RAL 7021 Black Grey
External Roof Access Stairs - Galvanised steel flights and balustrading RAL 7021 Black Grey, flights enclosed with perforated galvanised steel mesh panels RAL 7021 Black Grey
External Guttering / Downpipes - PPC Aluminium RAL 7021 Black Grey
Fascia Panels - PPC Aluminium RAL 7021 Black Grey
Northern Elevation Replacement Cladding - Trapezoidal cladding vertically laid RAL 7021 Black Grey

Gatehouse
Roof - Blue / grey Welsh slate
Replacement Bricks - Imperial Handmade bricks Special Blend 741 (metric).
Quoin Details - Red brick smooth faced
External Guttering / Downpipes - PPC Aluminium RAL 7021 Black Grey
Fascia Panels - PPC Aluminium RAL 7021 Black Grey
Windows - PPC aluminium windows, RAL 7021 Black Grey
Entrance Door - PPC Aluminium RAL 7021 Black Grey

Gritter Garage
Cladding - Trapezoidal cladding vertically laid Goosewing Grey BS10A05
Roof - Trapezoidal cladding Goosewing Grey BS10A05
Rooflights - Trapezoidal rooflights
Windows - PPC aluminium windows, RAL 7016 Anthracite
External Guttering / Downpipes - PPC Aluminium RAL 7016 Anthracite
Fascia Panels & Parapet Cappings - PPC Aluminium RAL 7016 Anthracite
Vehicle Access Doors - Insulated sectional access doors RAL 7016 Anthracite
Personnel Doors - PPC Aluminium RAL 7016 Anthracite

Salt Barn

Proprietary Salt Barn by Toro Shelters or equal - PVC fabric covering colour mid/ light grey

Washdown Area
Cladding - Trapezoidal cladding vertically laid Goosewing Grey BS10A05
Roof - Trapezoidal cladding Goosewing Grey BS10A05
Cappings - PPC Aluminium RAL 7016 Anthracite
Doors - PPC Aluminium louvred doors RAL 7016 Anthracite

Substation (South end of Loco Shed)
Replacement Bricks - Imperial Handmade bricks Special Blend 741 (imperial), toning of brickworkdarkened where required to match existing brickwork adjacent to the repairs / replacement
Replacement Roof - Trapezoidal cladding Goosewing Grey BS10A05
External Guttering / Downpipes - PPC Aluminium RAL 7021 Black Grey
Fascia Panels - PPC Aluminium RAL 7021 Black Grey
Louvred Infills to Former Structural Openings - PPC Aluminium RAL 7021 Black Grey
Louvred Double Doors to Former Structural Door Opening - PPC Aluminium RAL 7021 Black Grey

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Prior to any above ground works in relation to the proposed new buildings, and the reconfiguration of the parking and servicing areas shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning
Authority. The development shall be implemented in accordance with the approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

13) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
Verification report providing photographic evidence of construction as per design drawings;
As built construction drawings if different from design construction drawings;
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 EN08 and EN14 of the Manchester Core Strategy (2012).

14) The development shall be carried out in accordance with the Crime Impact Statement Version A dated 25th January 2021 ref: 2018 /0940/ CIS/02 Rev A (in particular sections 3.3 and 4)prepared by Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 21st April 2021. The development shall only be carried out in accordance with these approved details. 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.

15) Prior to the occupation of the development, details of the strategy for all external lighting, including lighting on the buildings, and within the curtilage of the site , shall be submitted to, and approved in writing by, the City Council as local planning authority. The development of that phase shall be implemented in accordance with the approved details.
b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adverse impact on the adjacent rail line , pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

16) If , when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby commercial accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

17) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the 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 emanating from the site.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) The development hereby approved shall be completed and operated in accordance with the Waste Management Strategy dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location) received 21st April 2021.The refuse arrangements shall be put in place prior to the first occupation of the development and remain in situ for as long as the development is in use.
Reason - To ensure adequate refuse arrangement are put in place for the commercial unit pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012) .

19) No demolition, soft-strip or alteration works shall take place until the applicant or their
agents or successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:
i) a historic building survey of the Boiler Shop and its various contemporary extensions, lean-to and ancillary structures (including outbuildings 1, 2 and 3; offices 1 and 3; and the welfare building as depicted on plan HRD-FRA-00-XX-DR-A-90-0100 submitted with the application)
2. A programme for post-investigation assessment to include:
i) analysis of the site investigation records and finds
ii) production of a final report on the significance of the heritage interest represented.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set
out within the approved WSI.

Reason- In accordance with NPPF Section 16, paragraph 199: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and
any archive generated) publicly accessible, and pursuant to policy EN3 of the Manchester Core Strategy (2012)

20) No removal of trees or works to any shrubs or 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 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and structures for active birds' nests immediately before the works commence 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 to the local planning authority.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Manchester Core Strategy (2012) and National Planning Policy Framework.

21) The invasive non-native species shall be treated in accordance with the measures detailed in paragraph 5.3.7 in the Preliminary Ecological Appraisal -SWECOUK Ltd Rev 01 -20.09.18 received 21st April 2021.

Reason - To prevent the spread of, which have invasive non-native species been found on part of the site in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

22) Prior to the above ground works to the form the new buildings, a scheme for the Biodiversity Enhancement Measures, as set out in the Survey by Enviro Solution Limited dated May 2021 received 1st June 2021, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

23) a) Prior to the occupation of the development hereby approved, full detailed specifications of the hard and soft landscaping scheme shown on the plan ref: HRD-FRA-00-XX-DR-A-90-0210 rev. P7 Proposed Site External Works Plan; and HRD-FRA-00-XX-DR-A-90-0320-P2 Proposed Memorial Garden Plan and details, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the locomotive shed is first occupied.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

24) Within 3 months of commencement of development , finalised detailed specifications of the ramped access to the lower car park (including gradients) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme prior to the locomotive shed being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

25) Notwithstanding the details contained within the Southern Boundary Wall & Outbuilding Structural Appraisal doc ref: HRD-CUR-00-XX-RP-S-0001 rev.P02 Issue date 23 November 2021 received 23rd November 2021, finalised details of the works to the existing boundary wall to Gorton Lane (including any requirement for buttress works) and the erection of any secondary fencing treatment to the rear of the retained wall shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme prior to the locomotive shed being first occupied.

Reason - To ensure that the appearance of the development along Gorton Lane 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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the commencement of works within 10m of the northern boundary of the site , a method statement and risk assessment in relation to works in proximity to the boundary with the railway shall be submitted to and approved in writing by the City Council as
Local Planning Authority.
The development shall be implemented in accordance with the approved method statement and risk assessment.

Reason - To ensure that the construction and subsequent maintenance of the proposal can be carried out without adversely affecting the safety, operational needs or integrity of the railway, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

27) Any scaffolding works to be undertaken within 10m of the northern boundary of the site with the railway boundary, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scaffolding works.

Reason - In the interests of protecting the railway and its boundary from over-sailing scaffolding, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to ,and approved in writing by City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To prevent any piling works and vibration from de-stabilising or impacting the railway, pursuant to policies T1 and DM1 of the Manchester Core Strategy for Manchester (2012).

29) Prior to any above ground works , within 10m of the northern site boundary, details of a scheme to direct both the disposal of surface water and foul water drainage away from the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason- To protect the adjacent railway from the risk of flooding, soil slippage and pollution, pursuant to policies EN14, T1 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the commencement of works within 10m of the northern site boundary, full details of proposed ground levels, earthworks and excavations to be carried out near to the northern boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason - To prevent any of the resulting ground levels, earthworks and excavations, from de-stabilising or impacting the railway, pursuant to policies T1 and DM1 of the Manchester Core Strategy for Manchester (2012).

31) Prior to any above ground works within 10m of the northern site boundary, details of appropriate vehicle safety protection measures along the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason- To prevent the design and layout of the road and parking spaces from impacting the adjacent operational railway with accidental vehicle incursion, pursuant to policies T1 and DM1 of the Manchester Core Strategy for Manchester (2012).

32) Prior to occupation of the development detailed designs of a trespass proof fence adjacent to the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason- To protect the adjacent railway from unauthorised access, pursuant to policies T1 and DM1 of the Manchester Core Strategy for Manchester (2012).

33) The replacement windows to be installed to the locomotive shed shall be positioned into the reveals in location of the original glazing .

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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.

Whilst the buildings to be demolished have been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species(Amendment) (EU Exit) Regulations 2019it 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.

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:
- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites
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.
The Environment Agency recommend that developers should refer to:
- the position statement on the Definition of Waste: Development Industry Code of Practice
-the waste management page on GOV.UK
If in doubt, the Environment Agency should be contacted for advice at an early stage

to avoid any delays.

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are 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 2016
-The Waste (England and Wales) Regulations 2011
Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization 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.
If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Date: 3 December 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.