

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

Sainsburys Supermarkets Ltd & Waterside
Places Ltd
Unit 1 Draken Drive
Anstey Park
Coventry
CV7 9RD

Agent (if used)

Gary Morris
Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Part 1 – Particulars of the application/development

Proposal: Variation of condition 19 (delivery times) attached to planning permission referenced 128850/JO/2020 to allow deliveries Mondays to Saturday 07.30 to 20:00, Sundays (and Bank Holidays): 10:00 to 16:00 hrs

Location: Land Bound By Old Mill Street And Great Ancoats Street - Islington Wharf Phase 4, Manchester, M4 6EE

Date of application: 8 June 2021

Application number: 130671/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

The application has been determined in a positive and proactive manner and within statutory timescales.

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 planning permission reference 126669/FO/2020 that date being 5th August 2020.

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:

Drawings:

RYD 00 01 DR A 3001 REV P07 - LEVEL 01 - GA PLAN
RYD 00 ZZ DR A 3002 REV P06 - LEVEL 02-06 GA PLANS
RYD 00 02 DR A 3007 REV P07 - LEVEL 07-08 GA PLANS
RYD 00 ZZ DR A 3009 REV P03 - LEVEL 09-10 GA PLANS
RYD 00 ZZ DR A 3012 REV P03 - LEVEL 12-15 GA PLAN
RYD 00 00 DR A 3500 REV P01 - SITE ACCESS
RYD 00 XX DR A 3900 REV P1 - BAY STUDY - REFERENCE SHEET
RYD 00 XX DR A 3901 REV P03 - BAY STUDY 01
RYD 00 XX DR A 3902 REV P2 - BAY STUDY 02
RYD 00 XX DR A 3904 REV P2 - BAY STUDY 04

All received by the City Council as local planning authority on the 6th April 2020

RYD 00 XX DR A 3800 REV P02 - GA SECTIONS

RYD 00 XX DR A 3903 REV P04 - BAY STUDY 03

All received by the City Council as local planning authority on the 26th June 2020

Documents:

Air Quality Assessment prepared by Hydrock ISW-HYD-XX-XX-Y-RP-2001-P02

Broadband Connectivity Assessment prepared by GTech

Crime Impact Statement prepared by GMP Design for Security 2018/0767/CIS/02
Version B

Planning and Consultation Statement prepared by Savills

Television and Radio Reception impact Assessment prepared by GTech

Noise Assessment prepared by AEC

Ecological Assessment version 3 prepared by TEP

Daylight and Sunlight report prepared by GIA Chartered Surveyors FIA No:0696

Flood Risk Assessment prepared by Hydrock ref: 10042-HYD-XX-XX-RP-FR-0001

Refuse Collection Strategy RYD 00 00 DR A 3511 Rev P01

Framework Travel Plan prepared by Hydrock ref 10042-HYD-XX-XX-RP-TP-6001-P04

All received by the City Council as local planning authority on the 6th April 2020

Ground Investigation Report prepared by Hydrock ref:10042-HYD-XX-XX-RP-GE-0002

received by the City Council as local planning authority on the 6th May 2020

Ground Condition Desk Study prepared by Hydrock ref IW4-YD-XX-XX-RP-GE-

0001_Desk_Study received by the City Council as local planning authority on the 21st
May 2020

Archaeological Desk Based Assessment prepared by University of Salford SA/2020/37

received by the City Council as local planning authority on the 8th June 2020

Design and Access Statement prepared by Ryder received by the City Council as local
planning authority on the 26th June 2020

Drainage drawings and documents submitted to discharge condition 4 under application
reference CDN/20/0842

Contaminated land reports submitted to discharge condition 7 part a under application
reference CDN/20/0842

Local Labour documents submitted to discharge condition 5 part a under application
reference CDN/20/0842

IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan

IW4-RYD-00-11-DR-A-3011-D2-P14-Level 11 GA Plan

IW4-RYD-00-R1-DR-A-3016-D2-P07-Roof Level GA Plan

IW4-RYD-00-XX-DR-L-2101-D2-P08-Landscape GA Plan

IW4-RYD-00-00-DR-A-3511-D2-P03-Refuse Collection Strategy

Hydrock Technical Note reference 10042-HYD-XX-XX-RP-TP-1002-P01

As received by the City Council as local planning authority on the 10th December 2020

Environmental Standards Statement prepared by Hannan Associates 3676-HAN-ZZ-XX-RP-MEP-004 Issue 04

Energy Statement prepared by Hannan Associates 3676-HAN-ZZ-XX-RP-MEP-003 Issue 04 both as received by the City Council as local planning authority on the 20th January 2021

IW4-RYD-00-XX-DR-A-3605-D2-P10-GA Elevations 01 of 02

IW4-RYD-00-XX-DR-A-3606-D2-P12-GA Elevations 02 of 02

As received by the City Council as local planning authority on the 26th March 2021

Documents related to the condition discharge application reference CDN/20/0842

Letter dated 3rd June 2021 from Tetra Tech received by the City Council as local planning authority on the 8th June 2021 outlining the servicing protocol for the site.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) The installation of the drainage for the site shall be undertaken in accordance with the approved details contained in condition discharge approval reference CDN/20/0842 approved on the 22nd April 2021.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

5) a) The approved Local labour agreement document approved under condition discharge approval CDN/20/0842 shall be implemented as part of the construction of the development.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment 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).

6) The development shall be carried out in accordance with the approved construction management plan as agreed under condition discharge approval reference CDN/20/0842 approved on the 22nd April 2021.

Reason - To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) 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 Core Strategy.

8) Prior to construction works progressing above ground level, samples and specifications of all material to be used on all external elevations of the development including details of the car park access gate and fence shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

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.

9) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement and Energy Statement prepared by Hannan Associates stamped as received by the City Council, as Local Planning Authority, on the 20th January 2021. For the avoidance of doubt the development shall achieve an overall a site wide reduction in CO2 over Part L (2010) of the Building Regulations of a minimum of 25%. A post construction review certificate/statement confirming this shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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 and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

10) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;

- 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 adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation of the scheme.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

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 SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) (a) Notwithstanding drawing IW4-RYD-00-XX-DR-L-2101-D2-P08-Landscape GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, prior to the first occupation of the development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification, size and the method of planting of the trees) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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 Core Strategy.

12) (a) Prior to the first occupation of the residential element of the development, details of any externally mounted ancillary plant, equipment and servicing (including any required screens) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to 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).

13) (a) Within three months of the commencement of development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network and surrounding commercial uses together with full details of the ventilation of residential accommodation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation and ventilation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

(b) Prior to the first use of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources and to ensure adequate ventilation of the apartments in order to protect future residents from noise disturbance and air pollution pursuant to policies SP1, EN16, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) (a) Prior to the first use of the commercial unit as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the Laeq shall be controlled to 10 dB below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125 Hz octave bands shall be controlled so as not to exceed (in habitable rooms) 47 and 41 dB, respectively.

The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use.

(b) Prior to the first use of the commercial unit, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) The waste management arrangements for the residential element hereby approved shall be carried out in accordance with the waste management profoma and Design and Access Statement as received by the City Council, as Local Planning Authority, on the 6th April 2020 together with drawing reference IW4-RYD-00-00-DR-A-3511-D2-P03-Refuse Collection Strategy received by the City Council as local planning authority on the 10th December 2020.

The details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

16) Prior to the first use of the commercial unit as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December a waste management strategy and location of waste storage for the commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the commercial element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) Prior to the first use of the commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial unit pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

18) Prior to the first use of the commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020 a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The commercial unit shall then be operated in accordance with the agreed hours of opening.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

19) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for the commercial unit only:
Mondays to Saturday 07.30 to 20:00, Sundays (and Bank Holidays): 10:00 to 16:00 hrs

Deliveries, servicing and collections on Sundays and Bank Holidays shall be undertaken in accordance with the protocol set out in the letter from Tetra Tech dated 3rd June 2021.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

20) The commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, shall be occupied as either an A1, A2, A3, or B1 use and for no other purpose in the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

21) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

22) If any lighting at the development hereby approved, 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.

23) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 6th April 2020. 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.

24) Prior to the first occupation of the residential element of the development, a travel plan shall be submitted for approval 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 living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building 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 occupation of the residential element of development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing IW4-RYD-00-XX-DR-L-2101-D2-P08-Landscape GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020 shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter be retained and maintained. The requirement for further accessible car parking spaces to be provided on the site shall be monitored during the first three months of the first use of the building and thereafter from time to time and where further such spaces are identified as being required these shall be demarcated and provided.

Reason - To ensure sufficient car parking is available for the development and that there is adequate provision for disabled people resident at the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012)

26) Prior to the first occupation of the development hereby approved, the cycle spaces shall be implemented and made available in accordance with the approved Transport Statement and Planning Statement as received by the City Council, as Local Planning Authority, on the 6th April 2020 together with drawing reference IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received on the 10th December 2020 and shall be retained thereafter for the use by occupiers of the development.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatements removal of redundant crossovers shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented and be in place within a timescale previously agreed in writing by the City Council as local planning authority.

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).

28) 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 premises 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 2010, 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(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework

29) Prior to the first occupation of the residential element of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) Prior to the first occupation of the residential element of the development, details and specification of the fast charging electric car charging points within the approved car park shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester 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: 24 August 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.