

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

Mr Richard Wilshaw
PJ Livesey Holdings Ltd
Beacon Road
Manchester
M17 1AF

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Variation of condition numbers: 1 (specified plans), 5 (Acoustic insulation), 7 (Highways works), 9 (TV Baseline Survey), 10 (Travel Plan), and 11 (Secured by Design) from planning approval reference 123963/JO/2019 in order to reflect constructed scheme including: the addition of one detached dwelling (plot 47); Turning head adjacent to Plot 22 amended; house type amendments to Plot no.s 23, 24,25,26,27,28; and, amendment to siting of dwelling on Plot 26

Location: Land At The Siemens Campus, Nell Lane, Manchester, M20 2UR

Date of application: 21 April 2021

Application number: 129628/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

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

121-02-1001 Rev C 'Apartment block Basement Floor plan'
121-02-1002 Rev B 'Apartment block Ground floor plan'
121-02-1003 Rev B 'Apartment block first floor plan'
121-02-1004 Rev B 'Apartment block second floor plan'
121-02-1005 Rev B 'Apartment block third floor plan'
121-02-1006 Rev B 'Apartment block fourth floor plan'
121-02-1007 Rev B 'Apartment block roof plan'
121-11-1001 Rev B 'House type 1'
121-12-1001 Rev C 'House type 2'
121-13-1001 Rev B 'House type 3 and 2B'

121-14-1001 Rev B 'House type 4'
 121-15-1002 Rev C 'House type 5A'
 121-16-1001 Rev B 'House type 6'
 121-01-1002 Rev D 'Proposed House Type Plan'
 121-01-1006 Rev E 'Boundary Treatment Plan'
 121-01-1007 Rev D 'External Lighting'
 121-01-1004 Rev D 'Proposed refuse strategy'
 121-02-1103 Rev A Apartment Block Material Elevations
 121-02-1101 Rev B Apartment Block Elevations
 121-12-1003 Rev B 'House type 2C'
 121-12-1004 Rev A 'House type 2E'
 121-12-1005 Rev A 'House type 2D'
 121-12-1006 Rev A 'House type 2F'
 121-15-1003 Rev A 'House type 5B'
 121-22-1001 Rev A 'House type 12'
 121-23-1001 Rev A 'House type 13'
 121 01 1005 - Rev D Landscape plan (Hard landscaping materials)
 As received by the City Council as local planning authority on the 19th June 2019

UG_11749_LAN_GA_DRW_03 P04 - Landscaping General Arrangement
 UG_11749_LAN_SL_DRW_04 P04 - Soft Landscape Plan sheet 1 of 3
 UG_11749_LAN_SL_DRW_05 P04 - Soft Landscape Plan sheet 2 of 3
 UG_11749_LAN_SL_DRW_06 P04 - Soft Landscape Plan sheet 3 of 3
 As received by the City Council as local planning authority on the 31st October 2019

PJ Livesey Construction and Environmental Management Plan
 PL1414.1-P-004 Rev 02 Tree Retention and removal plan as received by the local
 planning authority on the 7th December 2017
 Preliminary Investigation Report prepared by Booth King Partnership Ltd
 Crime Impact Statement prepared by GMP Design for Security ref 2014/0775/CIS/02
 Updated Princess Road Campus, West Didsbury - 2017 Update Environmental
 Statement all volumes and appendices
 Energy Statement prepared by the Energy Council reference 96552ES Rev D
 Environmental Standards Statement prepared by the Energy Council 96552SS Rev D
 Planning Statement prepared by Deloitte August 2017
 TV Survey reference 8872A August 2017 prepared by Pager Power
 Ventilation and strategy prepared by Bureau Veritas dated 15th August 2017
 Environmental Noise report reference 6355803/01/v04 prepared by Bureau Veritas
 Technical Note: Supplementary information on noise assessment 21 July 2017
 prepared by Bureau Veritas
 Preliminary Tree Survey and Arboricultural Impact Assessment and accompanying Tree
 Constraints Plan, prepared by Brooks Ecological R-2531-02.01 April 2016
 Heritage Impact Assessment prepared AHP August 2017
 Waste Management Strategy reference 96552WMS dated 8th August 2017 prepared by
 the Energy Council
 All as received by the City Council as local planning authority on the 17th August 2017

Remediation Strategy prepared by Integra Consulting 'Nov 2017' as received by the City
 Council as local planning authority on the 30th November 2017
 Flood Risk Assessment Final Report October 2016 prepared by JBA Consulting and
 Turbosider 'Soakaways' as received by the City Council as local planning authority on
 the 8th November 2017

And documents associated with condition discharge application reference CDN/18/0385

Proposed site plan 121 00 2100/K as received by the City Council as local planning authority on the 8th March 2021

121 13 - 2101/B FLOOR PLANS

121 13 - 2600/D ELEVATIONS

121 13V - 2101/C FLOOR PLAN

121 13V - 2600/D ELEVATION

121 14D - 2101 FLOOR PLANS

121 14D - 2600/B ELEVATIONS

121 14DV - 2101A FLOOR PLANS

121 14DV - 2600/C ELEVATIONS

All as received by the City Council as local planning authority on the 8th March 2021

121-00-2120 AS BUILT BOUNDARY TREATMENT PLAN as received by the City Council as local planning authority on the 8th April 2021

E3P Noise Impact Assessment reference: 50-363-R1-1 dated June 2021 as received by the City Council as local planning authority on the 14th June 2021

Drainage GA 500 Rev P12 prepared by Booth King as received by the City Council as local planning authority on the 21st April 2021

Site plan Proposed lighting scheme 121-00-2121/A as received by the City Council as local planning authority on the 27th July 2021

Residential Travel Plan ref VN81200 dated January 2019 prepared by Vectos as received by the City Council as local planning authority on the 8th March 2021

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.

2) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the approved drawings, documents and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the use or occupation of the phase of development within which the retained tree is located for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Evidence of the installation of fencing shall be supplied in writing to the City Council as local planning authority prior to any works commencing on site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies SP1 and DM1 of the Core Strategy

3) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy

4) 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 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 DM1 and EN18 of the Unitary Development Plan for the City of Manchester.

5) The development shall be carried out in accordance with the approved landscaping scheme as shown on the approved plans. The planting of trees shall be undertaken prior to April 2022. The approved scheme shall be subsequently implemented in accordance with the agreed timescales, materials and landscaping scheme. If within a period of 5 years from the date of the planting of any tree, hedge or shrub, that tree, hedge or shrub or any tree, hedge 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, hedge 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.

6) Within one month of this decision full technical detailed designs and specifications of all required highway works including any Traffic Regulation Orders shall be submitted and approved in writing by the City Council as local planning authority. The relevant works shall be undertaken in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

7) Any 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.

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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

8) The development shall incorporate the scheme for the storage and disposal of waste as set out within the approved drawings and refuse strategy and be retained and maintained thereafter.

Reason - In the interests of public health pursuant to policy DM1 of the Core Strategy.

9) The residential car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the residential development hereby approved. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development in order to comply with policy DM1 of the Core strategy.

10) The development (or part phase thereof) hereby approved shall be implemented in accordance with the measures as set out within the Energy Statement prepared by the Energy Council reference 96552ES and Environmental Standards Statement prepared by the Energy Council 96552SS RevA as received by the City Council as local planning authority on 18th November 2016. Within 3 months of the completion of the construction (or part phase thereof) of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures within the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

11) 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 extensions or additional development shall be erected under Part 1, Class A (extensions) unless expressly permitted by the City Council as local planning authority.

Reason - Alterations to the proposed development could have an adverse impact on the visual amenity of the area contrary to the provisions of Core Strategy policy DM1.

12) 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 integral garages hereby approved shall be converted to living accommodation unless expressly permitted by the City Council as local planning authority.

Reason - The loss of off-street car parking could give rise to additional on-street parking to the detriment of highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning

(General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) none of the dwellinghouses or apartments 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).

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.

14) Within one month of this decision full details of the electric vehicle charging points to be installed on the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be installed in accordance with a timescale to be agreed in writing and be retained thereafter.

Reason - In the interests of air quality in the vicinity of the site and wider area pursuant to policy EN16 of the Core Strategy.

15) Within one month of this decision, written confirmation of a secure by design accreditation for the development and/or each residential unit shall be submitted to and approved by the City Council as local planning authority.

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.

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

Date: 16 September 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.