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

Unite Integrated Solutions PLC
C/o Agent

Agent (if used)

Mr Matthew Roe
ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

Part 1 – Particulars of the application/development

Proposal: Creation of 14 additional student bedrooms (3 bed cluster and 11 studio's) within the roof voids and redundant plant space in the existing buildings (block 1, 2 and 3) and creation new and adaptation of existing window openings.

Location: Parkway Gate, 50 Chester Street, Manchester, M15 6JH

Date of application: 30 March 2021

Application number: 129886/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application. All remaining issues can be dealt with by condition.

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:

(a) Dwg A-PL-00-001 Site Location Plan;

(b) Dwgs A-PL-01-101 Block 01 Proposed GA Floor Plan Level 01, A-PL-01-102 Block 01 Proposed GA Floor Plan Level 02, A-PL-01-103 Block 01 Proposed Typical GA Floor Plan Level 03-16, A-PL-01-117 Block 01 Proposed GA Floor Plan Level 17, A-PL-01-152 Block 01 Proposed GA Elevations (N & E), A-PL-01-153 Block 01 Proposed GA Elevations (S & W), A-PL-02-115 Block 02 Proposed GA Floor Plan Level 15, A-PL-02-152 Block 02 Proposed GA Elevations (S & E), A-PL-02-153 Block 02 Proposed GA Elevations (N & W), A-PL-03-102 Block 03 Proposed GA Floor Plan Level 02, A-PL-03-113 Block 03 Proposed GA Floor Plan Level 13, A-PL-03-152 Block 03 Proposed GA Elevations (S & W) and A-PL-03-153 Block 03 Proposed GA Elevations (N & E); and

(c) Dwg 7095 A AL 00 2100 14;

(d) Bethan Hawkins e-mail 08-06-21 (No plant);

(e) Unite Student, Design & Access Statement, Unite Parkway Gate, Manchester, Proposed conversion of existing roof voids and plant room to student beds March 2021; and

(f) Bethan Hawkins e-mail 22-06-21 (GMP comments)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, H12, T1, T2, EN1,, EN16, EN19 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan.

3) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Strategy Pro-forma stamped as received on 27-05-21 and point 4 of Bethan Hawkins e-mail dated 17-05-21 shall be implemented / continue to operate as part of the development and shall remain in situ whilst the use or development is in operation. This is acceptable on the basis that the refuse is collected by a Private Waste Contractor (as set out in point 4 above) and does not rely on the City Council's weekly collections and on the basis of Dwg 7095 A AL 00 2100 14.

For the avoidance of doubt, should the above collection arrangements cease then the bin storage levels within the development will be required to be reviewed through an application to vary this condition.

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

4) The additional bedrooms shall meet the internal noise levels and ventilation standards set out within RBA Acoustics Unit Parkway Gate, Manchester, New Rooms External Building Fabric Assessment dated 26-05-21 Rev 0 including the glazing specifications within Appendix C and the response on noise break in set out in Bethan Hawkins e-mail dated 08-06-21.

The above noise insulation and ventilation scheme shall be completed prior to occupation. A post completion report to verify that all of the recommended measures have been installed and target noise levels achieved shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

For the avoidance of doubt the following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

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

5) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00, Sunday/Bank Holiday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council:

- Monday - Friday: 07:30 to 18:00;
- Saturday: 08:30 - 14:00;
- Sunday / Bank holidays: No work.

Date: 23 June 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 of 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 his 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.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022