

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

Aytoun Street Developments Ltd
Deansgate SARL & Chorlton SARL
C/o Agent

Agent (if used)

Miss Heather McGill
shedkm
Tempest
12 Tithebarn Street
Liverpool
L2 2DT

Part 1 – Particulars of the application/development

Proposal: S19 Application to vary condition 2 (approved drawings) due to changes to the original drawings/information supplied within the original planning application either through design development or construction challenges relating to the interface with the existing building fabric attached to application ref no 115571

Location: Minshull House And Minto & Turner Buildings , Former Manchester Metropolitan University Aytoun Street Campus, Chorlton Street, Manchester, M1 3FY

Date of application: 24 May 2021

Application number: 130264/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) Condition 1 (Formerly Condition 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) KAM-SKM-LB-00-DR-A-(00)001 (a) site location plan-d, KAM-SKM-LB-00-DR-A-(00)002 (a) proposed site layout-a, AW (00) 004 existing site plan;

(b) KAM-SKM-MT-B1-DR-A-(00)115 (a) mt basement demolitions, mt KAM-SKM-MT-UG-DR-A-(00)116 (a) ground demolitions, KAM-SKM-MT-01-DR-A-(00)117 (a) mt first demolitions, KAM-SKM-MT-02-DR-A-(00)118 (a) second demolitions-d, KAM-SKM-MT-03-DR-A-(00)119 (a) mt third demolitions, KAM-SKM-MT-RF-DR-A-(00)120 (a)mt roof demolitions, KAM-SKM-MH-00-DR-A-(00)121 (a) mh ground demolitions, KAM-SKM-MH-01-DR-A-(00)122 (a) mh first demolitions-d, KAM-SKM-MH-02-DR-A-(00)123 (a)

mh second demolitions, KAM-SKM-MH-03-DR-A-(00)124 (a) mh third demolitions and KAM-SKM-MH-RF-DR-A-(00)125 (a) mh roof demolitions-d;

(c) KAM-SKM-MT-B1-DR-A-(00)140 (a) mt pro basement, KAM-SKM-MT-00-DR-A-(00)141 (a) mt pro ground, KAM-SKM-MT-UG-DR-A-(00)142 (a) mt pro upper ground, KAM-SKM-MT-01-DR-A-(00)143 (a) mt pro first, KAM-SKM-MT-02-DR-A-(00)144 (a) mt pro second, KAM-SKM-MT-03-DR-A-(00)145 (a) mt pro third and KAM-SKM-MT-RF-DR-A-(00)146 (a) mt pro roof;

(d) KAM-SKM-MH-00-DR-A-(00)150 (a) mh pro ground , KAM-SKM-MH-01-DR-A-(00)151 (a) mh pro first, KAM-SKM-MH-02-DR-A-(00)152 (a) mh pro second, KAM-SKM-MH-03-DR-A-(00)153 (a) mh pro third and KAM-SKM-MH-RF-DR-A-(00)154 (a) + KAM-SKM-MH-RF-DR-A-(00)157 (a) mh pro roof;

(e) AW (00) 200 mt exg long elevations-e, AW (00) 201 mt exg short elevations-d, AW (00) 202 mh exg long elevations-d
AW (00) 203 mh exg short elevations-d and , AW (00) 204 mh exg courtyard eles-d;

(f) KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 01, KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 02, KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 03 , KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 04 , KAM-SKM-MT-ZZ-DR-A-(00)206 (a) mt demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)220 (a) mh demolitions 01, KAM-SKM-MH-ZZ-DR-A-(00)218 (a) mh demolitions 02, KAM-SKM-MH-ZZ-DR-A-(00)219 (a) mh demolitions 03, KAM-SKM-MH-ZZ-DR-A-(00)217 (a) mh demolitions 04, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 06, KAM-SKM-MH-ZZ-DR-A-(00)215 (a) mh demolitions 07 , KAM-SKM-MH-ZZ-DR-A-(00)215 (a) mh demolitions 08 and KAM-SKM-MT-ZZ-DR-A-(00)240 (a) and KAM-SKM-MT-ZZ-DR-A-(00)241 (a) mt pro long elevations;

(g) KAM-SKM-MT-ZZ-DR-A-(00)242 (a) mt pro short elevations , KAM-SKM-MH-ZZ-DR-A-(00)260 (a) and KAM-SKM-MH-ZZ-DR-A-(00)261 (b) mh pro long elevations , KAM-SKM-MH-ZZ-DR-A-(00)264 (a) and KAM-SKM-MH-ZZ-DR-A-(00)265 (a) mh pro short eles 01, KAM-SKM-MH-ZZ-DR-A-(00)262 (a) and KAM-SKM-MH-ZZ-DR-A-(00)263 (a) mh pro short eles 02/ 03, AW (00) 240 (rev a) pro chorlton st elevation , AW (00) 241 (rev a) pro little david st ele, AW (00) 242 (rev a) pro canal st elevation , AW (00) 300 (rev d) mt exg sections long, AW (00) 302 (rev d) mt exg sections short, AW (00) 303 (rev d) mh exg sections long 01, AW (00) 304 (rev d) mh exg sections long 02 and AW (00) 305 (rev d) mh exg sections short;

(h) KAM-SKM-MT-ZZ-DR-A-(00)340 (a) mt pro long section , KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 01, KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 02, KAM-SKM-MH-ZZ-DR-A-(00)365 (a) mh pro section 01, KAM-SKM-MH-ZZ-DR-A-(00)368 (a) mh pro section 02, KAM-SKM-MH-ZZ-DR-A-(00)361 (a) mh pro long section, KAM-SKM-LB-00-DR-A-(00)020 (a) pro site section 01 , KAM-SKM-LB-00-DR-A-(00)021 (a) pro site section 02, KAM-SKM-MT-ZZ-DR-A-(21)520 (a) mt pro ext deck section-a, AW (25) 100 mt exg soffit basement-a, AW (25) 101 mt exg soffit gd-a and AW (25) 102 mt exg first-a;

(i) KAM-SKM-MT-B1-DR-A-(45)140 (a) mt pro soffit basement , KAM-SKM-MT-UG-DR-A-(45)142 (a) mt pro soffit upper gd, KAM-SKM-MT-01-DR-A-(45)143 (a) mt pro soffit first, KAM-SKM-MT-02-DR-A-(45)144 (a) mt pro soffit second , KAM-SKM-MT-03-DR-A-(45)145 (a) mt pro soffit third , KAM-SKM-MH-00-DR-A-(45)150 (a) mh pro soffit ground, KAM-SKM-MH-01-DR-A-(45)151 (b) mh pro soffit first , KAM-SKM-MH-02-DR-A-(45)152 (a) mh pro soffit second , KAM-SKM-MH-03-DR-A-(45)153 (a) mh pro soffit

third, KAM-SKM-MT-ZZ-DR-A-(23)514 (a) typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)566 (a) mh typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)561 (a) mh typical floor build-up KAM-SKM-MT-ZZ-DR-A-(23)511 (a) and KAM-SKM-MT-ZZ-DR-A-(23)512 (a) mt typical floor build-up and AW (31) 215 mt pro window type-a';

(j) KAM-SKM-MT-ZZ-DR-A-(31)500 (a) mt pro shopfront unit G1, KAM-SKM-MT-ZZ-DR-A-(31)502 (a) mt pro residential entrance, AW (00) 260 mh pro shopfront unit G3, KAM-SKM-MH-ZZ-DR-A-(31)522 (a) mh pro shopfront unit G4, KAM-SKM-MH-00-DR-A-(20)290 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 273 (a) mh pro shopfront G5 ext, AW (00) 263 mh pro shopfront unit G5-a, AW (00) 265 mh pro residential entrance;

(k) Kampus Listed planning condition 3 submission external materials 22-07-21;

Air Brick details sample sign off document 07.03;

Documents as follows: Sample sign-off 01.01 brickwork cleaning 11 01 2019, sample sign-off 01.02 brickwork infills + mortar 14 07 2021, sample sign-off 01.03 mortar 14-07-21, sample sign-off 01.04 stone 05 04 2019, sample sign-off 02.01 external escape staircases 22 07 2019, sample sign-off 02.02 external existing features 12 05 21, sample sign-off 02.03 aluminium cladding 18 03 21, sample sign-off 03.01 timber windows 22 07 21, sample sign-off 03.02 aluminium windows 22 07 21, sample sign-off 03.03 aluminium louvres 14 07 21, sample sign-off 03.04 aluminium shopfronts 14 07 21, sample sign-off 04.01 existing doors 19 07 21, sample sign-off 04.02 timber doors 30 11 2020, sample sign-off 04.02 glazed doors 30 11 2020, sample sign-off 04.04 louvred doors 25 01 2021, sample sign-off 05.01 roof tiles 18 09 2018, sample sign-off 05.02 roof lights 14 05 21, sample sign-off 06.01 planters + balustrades 16 02 21, sample sign-off 06.02 plant deck - decking 20 07 21, sample sign-off 07.01 rainwater goods 18 11 2020, sample sign-off 07.02 extract duct cowl 22 07 21, sample sign-off 08.01 minto & turner sign 15 05 19, sample sign-off 09.01 landscaping (little david street) 06 05 21, sample sign-off 09.02 entrance portal 14 07 21 and sample sign-off 05.03 flat roof covering 20 07 21

(l) Condition 6(o) interfaces - (a) Dwg (21)530 - cloister wall head/base details (minto + turner), (21)536 - cloister floor/ceiling abutment to external wall (minto + turner), (22)550 - blockwork wall abutment to existing wall (applicable to both listed buildings), (22)560 - typical partition abutment to existing wall (applicable to both listed buildings), (23)514 - typical party wall conditions (minto + turner), (23)515 - party wall condition/semi enclosure to beam (minto + turner), (23)519 - typical ceiling + raised floor abutment to existing wall (minto + turner) (23)566 - typical party wall conditions (detail 02) (minshull house), (23)576 - blockwork wall abutment to existing floor (applicable to both listed buildings), (23)570 - typical ceiling + raised floor abutment to existing wall (minshull house), (23)573 - typical dropped ceiling details (minshull house), (27)501 - detail junction partition to roof (minto + turner) and (27)553 - detail junction partition to roof (minshull house); (b) Horbury detail - Kampus - MF Ceiling at Bathroom wall interface and Horbury detail - Kampus Minshull House Twin head details; and (c) Sked KM Note 07 04 2020;

(m) Condition 6k (Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement) - Existing Features Schedule rev a 20 11 2019; Dwgs SKE 09 REV C, SKE 08 REV C, HT145 REV B, HT 243 REV B, HT 242 REV B, HT 241 REV B, HT 240 REV B, HT 144 REV B, HT 143 REV B, HT 141, HT 140 REV B, HT 260 TO 265 REV B, HT 150 TO 153 REV B and SKE 08 SKE09 REV A; and external escape stair colour - 19 07 2019 document

as amended and supplemented by FUNCOSIL FC SPECIFICATION (Internal application); Shed KM Note 24-02-20 as amended by 06 04 2020 and attachments; WML Schedule of Works & Specification for Treatment of Corroded Canal Street Fire Escape Steelwork Kampus Listed Buildings on behalf of Mount Anvil April 2019; and Kampus Manchester, Minshull Building - Façade Brickwork Monitoring, Richard Baister October 2020, Dwg QD 1363 / K3-la-test and Shed KM covering e-mail dated 16-11-21 and Shed KM e-mail 06 07 20

(n) Condition 6m (Details of works to cantilevered overhang to Minshall House - KAM-SKM-MH-ZZ-DR-A-(00)261-minshull house o proposed north elevation; KAM-SKM-MH-ZZ-DR-A-(20)280-minshull house o detail north elevation; KAM-SKM-MH-ZZ-DR-A-(21)610-minshull house o lightweight wall - typ. details 01; KAM-SKM-MH-ZZ-DR-A-(21)611-minshull house o lightweight wall - typ. details 02; KAM-SKM-MH-ZZ-DR-A-(27) 610-minshull house o rear roof details; SK 230 REAR ELEVATION MVHR TERMINATION; DR A 20 280 C2 MINSHULL- DETAIL NORTH ELEVATION, TYPICAL detail; DR A 21 610 C2 MINSHULL- LIGHTWEIGHT WALL TYPICAL DETAIL; DR A 21 611 C2 MINSHULL- LIGHTWEIGHT WALL, TYPICAL DETAIL ; DR A 27 610 C2 MINSHULL HOUSE- NORTH GABLE ROOF DETAILS; and Shed KM Note 01 10 20

(o)SKM FN_CON 3 External Materials_Minshull House Cladding_190228 and con_33m_cladding sample image
SK 219-3 WINDOW TYPE T5 (Overhang);

(p) Condition 6 p (surface materials Little David Street): Dwgs 1703-EXA-00-GF-DR-L-114, 1703-EXA-00-GF-DR-L-203, 1703-EXA-00-GF-DR-L-300, 1703-EXA-00-GF-DR-L-301 (refer to drawings 04+05), 1703-EXA-00-GF-DR-L-303 (refer to drawing 07), 1703-EXA-00-GF-DR-L-313 (refer to drawing 04), 1703-EXA-00-GF-DR-L-514 and 1703-EXA-00-GF-DR-L-900 all as subsequently amended by: Shed KM Design Notes 06-03-20 and 01.03.21, Exterior Architectures e-mail 03-06-20 and on the basis of Mount Anvil's e-mail 06-04-21 and attached images;

(q) Condition 6f (external cleaning) Dwgs SKM MH CON33f external cleaning elevations (shedkm) and SKM MT CON33f external cleaning elevations (shedkm); and Shed KM's Note dated 07 03 2019;

(r) Condition 6n (making good of elements post demolition)- Kampus listed demolition schedule; Kampus listed mh demolition comparison; and Dwgs 60 REV C01 MINTO & TURNER BUILDING CONDITION 33 - TYPICAL DETAILS , CONDITION 33N - SCHEDULE REFERENCE DRAWINGS (29 dwg pack), 166 REV C02 MINSHULL HOUSE, 165 C01 MINSHULL HOUSE, 161 REV C01 MINSHULL HOUSE, 154 REV C01 MINSHULL HOUSE, 104 REV C01 MINSHULL HOUSE, 103 REV C01 MINSHULL HOUSE, 101 REV C02 MINSHULL HOUSE, 003 REV C01 MINTO & TURNER BUILDING and 001 C03 - MINTO & TURNER BUILDING; as amended by R&M-K-01-01 STAIRS MT-101 REV B[2], R&M-K-01-02 STAIRS MT-101 REV B(2), R&M-K-01-03 STAIRS MT-101 REV B[2], Staircase photo stamped as received on 12-11-21 and Shed KM e-mail with detail 30-03-21, Note 18-09-19 as amended by Note 25-02-20 and 06-04-20;

(s) Condition 6d - Shed KM letters dated 11 12 2018 and 9 January 2019 and condition 33d plant deck enclosure analysis; and compliance with the following: SKM 190109 PLANT DECK LAYOUT;

(t) Condition 6g (Details 2) con 6g schedule of removal of redundant signage + fixtures;

(u) Condition 6l (making good of lowered cills) Shed KM letter dated 14 01 2019 and dwg SKM SK190114 mh proposed rear elevational opening;

(v) Condition 6a (schedule of repairs)-(a) Shed KM letter dated 09 01 2019 in relation to Structural, Roof and Masonry Repairs;

(b) 29532-03 - Timber Inspection Report - Minshull Building (Trace Remedial) and 29532-03 - Timber Inspection Report - Minto Building (Trace Remedial);(c) Beam repair sample review approval on site 13.08.18 where sample was approved; (d) WML Remedial Package Information;(e) Dwgs KAM-WML-ZZ-GF-DR-S-180 Rev T01, KAM-WML-ZZ-01-DR-S-181 Rev T01, KAM-WML-ZZ-02-DR-S-182 Rev T01 KAM-WML-ZZ-03-DR-S-183 Rev T01, KAM-WML-ZZ-ZZ-DR-S-185 Rev T01, KAM-WML-ZZ-ZZ-DR-S-186 Rev T01

KAM-WML-ZZ-ZZ-DR-S-187 Rev T01, KAM-WML-ZZ-B1-DR-S-080, KAM-WML-ZZ-GF-DR-S-081, KAM-WML-ZZ-01-DR-S-082

KAM-WML-ZZ-02-DR-S-083, KAM-WML-ZZ-03-DR-S-084, 7651-KAM-WML-ZZ-ZZ-DR-S-086 and 7651-KAM-WML-ZZ-ZZ-DR-S-087; and

(f) KAM-SKM-MT-RF-DR-A-(27)500 mt roof details 01 and KAM-SKM-MH-RF-DR-A-(27)550 mh roof details 01;

(w) Condition 6 (cloister window linings) -details within Shed KM's note dated 11 01 2019 (agreement of the details of the planters and balustrades condition 3);

(x) 6 (b) (existing features audit) Minto & Turner Building - Heritage Features Assessment (Heritage Project Management)

*Supplementary notes from Richard Baister on previous MCC observations (below); and Shed KM Note dated 08 02 2019;

(y) Condition 6 i (structural works) (a) Shed KM MINTO & TURNER CONDITION 33I SUBMISSION o STRUCTURAL WORKS document stamped as received on 13 11 20;

(b)WML structural strategy summary (WML); (c)Method Statements RD-CS05, CS17, LR10 and RW03; and

(d) Dwg KAM-WML-ZZ-ZZ-DR-S-087-C01; as amended and supported by Plant Deck Addendum Dwgs and by Shed KM's Notes dated 03 04 20 and 11 02 20;

(z) Minshull Building -6 (b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated - Minshull Building - Heritage Features Assessment (Heritage Project Management) and Shed KM's e-mails dated 19-12-18 and 11-02-19;

(aa) Condition 6 j Damp Proofing: Shed KM's MINSHULL HOUSE & MINTO & TURNER BUILDING DESIGN + ACCESS STATEMENT - FEBRUARY stamped as received on 08-10-20 as supplemented and amended by Shed KM's note 20 02 2019 and attachments and as supplemented and amended by Shed KM's notes dated 24 02 2020 and 03 04 2020;

(bb) Shed KM Photographic Record Minto and Turner and Minshull House Parts 01-05 and (on the basis that this is shared with GMAAS);

(cc) Condition 5 (Window Treatment and Louvres)- Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission (Windows) prepared by quadriga; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 1 - Window Condition Report; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 2 - Paint Report & Sample Locations; Kampus Minto & Turner - Condition 32/LBC

Condition 5 Submission Appendix Part 3 - Window Defects Schedule; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 4 - Elevation Reference Drawings; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 5a-c - Reference Photographs; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 6 - Health & Safety Method Statement; and Minto and Turner Windows Update e-mails dated 04-07-18 and 18-07-18; KAM-SKM-MT-ZZ-DR-A-(31) 215 (a), KAM-SKM-MT-ZZ-DR-A-(31) 216 (a), KAM-SKM-MT-ZZ-DR-A-(31) 217 (a), KAM-SKM-MT-ZZ-DR-A-(31) 218 (a), KAM-SKM-MT-ZZ-DR-A-(31) 219 (a), KAM-SKM-MT-ZZ-DR-A-(31) 220 (a), AW (31) 221 (rev -), AW (31) 222 (rev -), KAM-SKM-MT-ZZ-DR-A-(31) 223 (a), KAM-SKM-MT-ZZ-DR-A-(31) 224 (a), KAM-SKM-MT-ZZ-DR-A-(31) 225 (a), AW (31) 240 (rev -), AW (31) 241 (rev -), AW (31) 242 (rev -), AW (31) 243 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 264 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), AW (31) 245 (rev -), AW (31) 246 (rev -), AW (31) 247 (rev -), AW (31) 248 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 279(a), KAM-SKM-MH-ZZ-DR-A-(31) 281(a), KAM-SKM-MH-ZZ-DR-A-(31) 269 (a), KAM-SKM-MH-ZZ-DR-A-(31) 282 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 283 (a).

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

2) Condition 2 (formerly 6(e) and 6(h)) (MEP final details) shall be implemented in accordance with the following:

Shed KM's letter dated 27-07-20; kampus listed o apartment mep finishes review (shedkm/briggs + forrester); kampus listed o communal area finishes review (shedkm/briggs + forrester); kampus listed o commercial unit review (shedkm/briggs + forrester); SK229 air brick intent detail; SK230 rear elevation mvhr termination detail; KAM-SKM-MH-R1-DR-A-(27)552-minshull house o proposed roof details 03; and Details of slate vents in Shed KM's e-mail dated 21-11-20 and

CON33e MEP Strategy_Sections 00 01 02 (shedkm + TUV SUD), CON33e MEP Strategy_Section 03 (shedkm + TUV SUD)
CON33e MEP Strategy_Section 04 (shedkm + TUV SUD) CON33e MEP Strategy_Section 05 (shedkm + TUV SUD)

and be subject to a review of the extent and need for the Louvre grilles to the Canal Street elevation as tenants are identified.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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

Date: 5 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.