MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Robert Lishman
Iceland Manufacturing Ltd
Iceland Manufacturing Limited,
Hammerstone Road
Manchester
M18 8BW

Agent (if used)

Mr Ray Robinson
RRDS Ltd
Studio 2 1st Floor
The Ffwrwm High Street
Caerleon
Newport
NP18 1AG

Part 1 – Particulars of the application/development

Proposal: Installation of 1 water storage tank (cooling tower) and 3 vacuum pumps, and associated external ducts located within existing external yard, together with additional plant and associated equipment

Location: Iceland Manufacturing Limited , Hammerstone Road, Manchester, M18 8BW

Date of application: 12 April 2021

Application number: 129845/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

Condition(s) attached to this decision

0) The local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The original submission raised initial concerns about noise and odours from the external plant and associated structures. Officers worked in a positive and proactive manner with the applicant to agree a set of mitigation measures in regard to noise and odour emissions. Following the clarification on the proposed mitigation measures in regard to noise and odour emissions, the scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and saved UDP policy DC26

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:

Plan ref: ICE558- Manchester-IML -AS01 (Rear and side elevations as existing); BAC drawing no. H2102622_CP_01_R0 (Cooling Tower Plan) and BAC drawing no. H2102622_SU_01_R0 (VX Support Plan) ; C100-03 (1250 litre Special condenser arrangement); received 26th March 2021;

Manufacturers declaration of sound testing of the water cooling tower received 12th April 2021;
Email from suppliers of the water cooling tower dated 1st April 2021 confirming the water cooling tower is being supplied with noise attenuation and providing the acoustic data received 12th April 2021;
Technical specifications of the proposed vacuum pumps in relation to noise levels received 12th April 2021;

Plan ref: C1661-001 rev.C (Detailed Arrangement of 1.27m dia. X 1200 high deep bed Cucarb filter); and C1661-003 rev.0 (Process Flow diagram); received 3rd May 2021;
Vacuum Chamber emissions sampling & analysis report revision A Dated:25th March 2021 ref: OSIL/C/01720 received 1st May 2021.

Vacuum Cooling System location map, and BAC sound rating of water cooling tower received 4th May 2021.

Vacuum Cooling System - Description of Plant). Supporting documentation dated May 2021; and Graff 1000L underground tank detail received 18th May 2021;

Cooling Tower and Pumps Environmental Noise Report by Sandy Brown dated 21st May 2021 ref: 19447 - R03 -C received 24th May 2021;

Plan ref: ICE558-Manchester -IML- SP01 rev. A (Block and site location plan -AC plant); received 24th May 2021;

Plan ref: LM-8EQ-USV-SP1A-DR01-01 (Overall Site Plan showing Drainage Routes and underground services); and OSIL drain outlet drawing Version 01; received 24th May 2021

ICE558-Manchester-IML-PLN 01 rev. A (Rear and side elevations as proposed (including OSIL equipment)) received 24th May 2021;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the measures detailed in the conclusion of the Vacuum Chamber

emissions sampling & analysis report revision A Dated:25th March 2021 ref: OSIL/C/01720 received 1st May 2021; plan ref: C1661-001 rev.C (Detailed Arrangement of 1.27m dia. X 1200 high deep bed Cucarb filter); and C1661-003 rev.0 (Process Flow diagram); received 3rd May 2021; Vacuum Cooling System - Description of Plant). Supporting documentation dated May 2021; and Graff 1000L underground tank detail received 18th May 2021; Plan ref: LM-8EQ-USV-SP1A-DR01-01 (Overall Site Plan showing Drainage Routes and underground services); and OSIL drain outlet drawing Version 01; received 24th May 2021

b) Prior to the equipment and plant being brought into use, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme in part (a) has been fully implemented.

c) Within 3 months of the equipment and plant hereby approved being brought into use, a verification report shall be submitted for the approval of the City Council as local planning authority to demonstrate the implemented abatement measures are effectively abating any odours.

Reason - In the interests of the amenities of the occupiers nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2021).

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.

The applicant is advised that any requirements during installation for licensing, hoarding /
scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Any existing CCTV coverage should be reviewed to ensure that proposed new storage tank and vacuum pumps are covered.

Date: 16 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