

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 Mark Jermyn
Station South CIC
C/o 14 Monica Grove
Manchester
M19 2BN

Agent (if used)

Mr Jonathan Davidson
Jonathan Davidson Architects
Sun House
2-4 Little Peter Street
Manchester
M15 4PS

Part 1 – Particulars of the application/development

Proposal: Proposed conversion and use of former station building and external areas as mixed use development comprising: assembly, leisure and retail space, restaurant / cafe bar, offices, and basement storage and ancillary facilities with external seating and recreational areas, community garden, ancillary outbuildings and structures , cycle storage, car parking, play and events space, boundary fencing, gates and a new cycle path linking the site to the Fallowfield Cycle Loop

Location: Former Station Buildings And Adjacent Land , 975 - 977 Stockport Road, Manchester, M19 2SY

Date of application: 9 January 2020

Application number: 125563/FO/2019

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

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. In this case, discussion were undertaken to ensure that provision of additional information relating the potential operation of the site, it servicing arrangements and ensuring the appropriate protection of a water main and assessment that partially runs through the site. On the basis of the submitted supplementary information, it is considered sufficient information was provided to ensure that the proposed development was satisfactorily assessed

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 stamped as received by the City Council as local planning authority on 27 November 2019, 16 December 2020 9 January 2020:

Planning application forms;

Location plan Ref: 338 PD 0001

Existing lower ground floor plan Ref: 338 PD 0002

Existing ground floor plan Ref: 338 PD 0003

Existing North and West Elevations Ref: 338 PD 0004

Existing East Elevations Ref 338 PD 0005

Existing South Elevations Ref 338 PD 0006

Proposed ground floor plan Ref: 338 PD 1002

Proposed lower ground floor plan Ref: 338 PD 1003 Rev A

Proposed North and West Elevations Ref: 338 PD 1004

Proposed East Elevations Ref 338 PD 1005 Rev A

Proposed South Elevations Ref 338 PD 1006 Rev A

Vehicle parking and servicing Ref: 338 PD 200 Rev A

Proposed security strategy drawing Ref: 338 PD 2002

Landscape plan: Station Green general arrangement Ref: 180-100 Rev H

Station South Stockport Rd, Levenshulme Design & Access Statement Rev A October 2019 by Jonathan Davidson Architects

Station South Stockport Rd Levenshulme - Waste Management Strategy October 2019 by Jonathan Davidson Architects.

NCN 6 - Fallowfield Loophole Habitat Management Plan January 2016

SK Transport Planning Ltd Ref: 200320/SK22007/TN01(-01) Technical Note

Date: 20 March 2020 Project: Cycle Café, Station South, Levenshulme

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 for the City of Manchester.

3) Before the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- i. Display of an emergency contact number;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of construction vehicles and staff;
- vii. Sheeting over of construction vehicles;

viii. An assessment of the potential impacts/ risks from all construction activities and detail the protection mitigation measures necessary for the existing trunk main lying within the site boundary that will be required for (a) the construction phases and (b) the lifetime of the development, with particular regard to the load bearing impacts of materials/ heavy duty construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

4) Before the occupation of the development and notwithstanding the detail of drawing ref: Landscape plan: Station Green general arrangement Ref: 180-100 Rev H, a scheme to be submitted to and approved in writing by the City Council as local planning detailing measures to safeguard the high pressure water main and its related easement, which is located within the external area of the site adjacent to the Stockport Road and Crayfield Road boundary. The scheme shall include details physical works, surfacing, the position of car parking and cycle storage and landscaping to be undertaken within this area, demonstrate that neither the high pressure water main nor its related easement would be compromised or obstructed by the development and arrangements would be put in place to ensure the maintenance of the implemented works. The agreed scheme shall be implemented in full before the external area is brought into use and shall be maintained in situ thereafter.

Reason: To safeguard water infrastructure asset and in interest of public health and residential amenity, pursuant to policies SP1, EN17 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

5) Before the occupation of the development and notwithstanding the detail of drawings referenced Landscape plan: Station Green general arrangement Ref: 180-100 Rev H, details if the external surfacing materials and planting specification forming part of the authorised landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority. The external surface details shall be implemented before the occupation of the development and the planting scheme implemented in the first planting season following the occupation of the building. The approved details shall be maintained in situ thereafter.

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 for the City of Manchester.

6) Before the occupation of the development, final details of the appearance of the rotunda outbuilding external bin and general storage containers and non-enclosed cycle racks shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be fully implemented before the occupation of the development and maintained in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

7) Cycle storage within the enclosed external area shall be undertaken in accordance with the following details and specifications contained with Product brochure: Bikehangar. The development shall be undertaken in accordance with the approved details upon occupation of the development and shall remain in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

8) The premises shall not be open outside the following hours:

Monday to Thursday: 8.00 am - 11.00 pm

Friday and Saturday: 8.00 am - 12.00 am

Sunday: 9.00 am - 11.00 pm (with an additional hour to the permitted timings for: the Thursday preceding Good Friday; Sundays preceding Bank Holiday Mondays; Christmas Eve, Boxing Day, New Year's Eve and Halloween).

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

9) Before the occupation of the development, a scheme for the management of external areas shall be submitted to and approved in writing by the City Council as local planning authority. This scheme shall be related to a noise report to assess the impact of the operation of the external areas on neighbouring residential and shall include arrangements for:

- i. The use of external areas for recreation, eating and drinking in accordance with operating hours to be agreed and how those hours will be controlled;
- ii. The operation of the external areas in accordance with a calendar of special events potentially involving the use of amplified sound and /or musical performance. This shall include details of the stewardship of such events, including the management of on-street car parking. There shall be no operation or use of external loudspeakers, bells, tannoy, public address systems or any other form of amplified external sound equipment or musical performance unless it is agreed as part of approved calendar of special events with related hours of operation;
- iii. The transit of refuse including glass bottles outside the authorised trading hours;
- iv. The positioning of external lighting and CCTV cameras.

The approved details shall be fully implemented prior upon occupation of the development and shall remain in place whilst throughout its operation.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

10) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: Monday to Saturday - 7:30 am to 8.00 pm, Sundays / Bank Holidays - No deliveries / waste collections.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

11) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the provision of a servicing strategy for the siting and includes confirm that:

- i. All servicing to be taken outside of network peak hours;
- ii. All reversing manoeuvres from Stockport Road (beer delivery van) must be supported by a trained supervisor;
- iii. No requirement for reversing onto Stockport Road.

The approved servicing strategy shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

12) Before the occupation of the development, details of any required highways works to Stockport Road and Crayfield Road shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework

13) Notwithstanding the detail of drawings ref: Landscape plan: Station Green general arrangement Ref: 180-100 Rev H and Proposed security strategy drawing Ref: 338 PD 2002 and before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the siting, materials, specification and height of fencing and gates to the perimeter of the boundaries of the enclosed external area and street boundaries. The details shall include the provision of conservation kerb plinth to the base of any proposed railings. The development shall be fully undertaken in accordance with the approved details, which shall be maintained in situ thereafter.

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 for the City of Manchester.

14) Before the occupation of the development, written confirmation shall be submitted to and approved in writing by the City Council as local planning authority detailing the registration of the operation on the TfGM Business Travel Network. The development shall be undertaken in accordance with the registration requirements upon first occupation of the development and maintained in situ thereafter and whilst the TfGM Business Travel Network or its equivalent remains in operation.

Reason - To assist promoting the use of sustainable forms of travel to the premises, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and the Guide to Development in Manchester SPD (2007).

15) Before occupation of the development a scheme to be submitted to and approved in writing by the City Council as local planning authority relating the extraction and discharge of fumes, vapours and odours from the premises. The approved scheme shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC10 of the Unitary Development Plan for the City of Manchester.

16) Before its installation any externally mounted ancillary plant, equipment and servicing required as part of the development shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a satisfactory rating below the typical background 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. The approved scheme shall be completed before the premises is occupied. Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and Requirements in the approved acoustic report. The installed equipment shall be maintained in situ thereafter and in accordance with the agreed scheme.

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 for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

17) If any lighting and /or CCTV cameras relating to the authorised development, when operational, in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of its written request, a further scheme for the elimination of glare, light spillage or intrusion of privacy (in the case of CCTV cameras) 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 related illumination on the occupiers of nearby residential accommodation, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

18) The development shall be implemented in accordance with the submitted waste management strategy comprising document referenced: Station South Stockport Rd Levenshulme - Waste Management Strategy October 2019 by Jonathan Davidson Architects. The approved details shall be in place upon first commencement of the use and shall remain in situ thereafter,

Reason - In the interests of amenity and public health pursuant to policies SP1, EN19 and DM1 Core Strategy for the City of Manchester.

19) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and / or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase 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 in each phase 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 for the City of Manchester and guidance contained within the National Planning Policy Framework.

20) Before the occupation of the development, a scheme to encourage bio-diversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised apartments and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and 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

Guidance for developers can be found via the following links:

http://www.manchester.gov.uk/download/downloads/id/15267/controlling_pollution_from_construction_sites.pdf

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>

The assessment required by point (viii) of the construction management plan shall outline the potential impacts/ risks from all construction activities and detail the protection mitigation measures necessary for the existing trunk main lying within the site boundary that will be required for (a) the construction phases and (b) the lifetime of the development, with particular regard to the load bearing impacts of materials/ heavy duty construction vehicles. It must also assess impacts such as changing land levels, vibration impacts, disturbance, sewer pipes crossing the main, health and safety considerations and the need for United Utilities to have 24/7 access to their apparatus. Protection measures should be in line with the guidance found within United Utilities Standard Conditions for works adjacent to Pipelines (dated July 2015). All mitigation measures must be implemented in accordance with the approved details.

It is recommended that a suitably qualified ventilation engineer and submit a kitchen fume extraction strategy report for approval as part of any relate discharge of condition request. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

It is recommended that the development be supported with a drainage system that is designed and constructed to prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system.

It is recommended that:

- i. Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards;
- ii. Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356;
- iii. If cash is to be kept within the property overnight then a time delay safe certified to LPS 1183 should be installed and kept within a secure room that is only accessible by the members of staff;
- iv. Any staff areas that are to be included within the property should be access controlled and restricted to members of staff only;
- v. An intruder alarm should be installed with contacts on all external doors and with movement detectors in all ground floor rooms with windows. The alarm should be monitored by an appropriate body.

The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed

All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). We would therefore recommend all tree works and shrub clearance should not be undertaken in the main bird breeding season (March-August inclusive), unless nesting birds have found to be absent, by a suitably qualified person.

The planning permission hereby granted does not confer convey for the display of signage.

Date: 4 September 2020

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 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.