

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 Chris James
The Unite Group
C/o Agent

Agent (if used)

Mr Andrew Bickerdike
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Change of use of Unit 1 from a cafe (Class E) to student amenity space (Sui Generis) along with elevation alterations to Unit 1 and the existing reception area

Location: New Medlock House , 25-45 Chester Street, Manchester, M16 6JX

Date of application: 11 October 2021

Application number: 131883/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.

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:

Received by the City Council as Local Planning Authority on 11 October 2021:

- Site Location Plan (ref. 20253-HCD-ZZ-XX-DR-A-09-100 Rev P02)
- GA Site Plan - Proposed (ref. 20253-HCD-ZZ-XX-DR-A-09101 Rev P01)
- GA Level 00 Common Room / Reception Layout (ref. 20253-HCD-A0-00-DR-A-04-100 Rev P03)
- GA Level MZ Common Room Layout (ref. 20253-HCD-A0-MZ-DR-A-04-102 Rev P03)
- GA Level 00 Common Room Layout (ref. 20253-HCD-A0-00-DR-A-04-101 Rev P03)
- GA Elevations External Common Room Elevations Existing (ref. 20253-HCD-A0-EL-DR-A-05-101 Rev P01)
- GA Elevations External Common Room Elevations (ref. 20253-HCD-A0-EL-DR-A-05-100 Rev P04)
- Common Room / Reception 3D Views (ref. 20253-HCD-A0-00-M3-A-05-200 Rev P02)
- GA Elevations Common Room Existing (ref. 20253-HCD-A0-XX-DR-A-05-202)
- Common Room Existing Elevation Images (ref. 2053-HCD-A0-XX-DR-A-05-300)
- GA Elevations Common Room (ref. 20253-HCD-A0-XX-DR-A-05-201 Rev P03)
- Design & Access Statement (ref. date 01.10.21 Rev P01)

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.

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

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site; -
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; -

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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) a) Prior to the installation of 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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and

requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy policy DM1 and Saved Unitary Development Plan Policy DC26.

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 following security measures are recommended:

Doors

* All external doors (both single and double leaf) must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product.

* If the main entrance to the student amenity space is to be formed by sliding doors, they should be tested and certified to BS EN 1627 RC2, with multi-point locking (preventing sliding and lifting) and laminated glazing (see below). They should also be protected by a shutter (certified to LPS 1775 SR1/2) out-of-hours.

* Internal doors/frames to any individual rooms/stores within the centre should be solid core (minimum 44 mm thick) with 3 hinges and a deadlock, so that the rooms can be secured when unoccupied.

Windows & Shutters

-All windows should be compliant with and certified to BS PAS 24 where possible. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions. Any curtain walling panels should include laminated glazing (see below) and should be securely fixed.

-Any opening lights (escape requirements permitting) should be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

- It is preferably for the premises to be secured with shutters out-of-hours, tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Ideally, any external shutters should have shutter-boxes and guides built into the fabric of the building - where they would be less vulnerable to attack and would be less visually intrusive (please note the installation of shutters would require planning permission)

Alarm

-A monitored alarm system should be installed to cover student amenity space, linked to contacts on all external doors and PIR detectors, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room.

Lighting

-Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

CCTV

Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

-CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

-Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

-With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

-Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.

Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be

capable of this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are overview and recognition, which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

-The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the external doors to the centre, all facades and internal circulation spaces.

Other

-The cycle racks adjacent to the entrance should include 'Sheffield' style racks (that allow residents to lock both wheels and the crossbar to a stand, rather than just the crossbar) or cycle storage lockers. For further information, please refer to our cycle storage guidance document: www.designforsecurity.org/all-downloads/.

-There should be a secure area for staff/officials to store their belongings whilst at the centre. Keys/passes should only be carried if required for duties and should be accounted for at all times.

- Staff should have clear views of any W/Cs to monitor their use. Public toilets themselves can give rise to crime and anti-social behaviour issues and the following issues should be considered:

-Avoid areas where items such as drug paraphernalia can be hidden (e.g. suspended ceilings). Fittings should be flush to avoid tampering and concealed cisterns, pipe work, etc. should be used. Services where possible should be accessed from outside the facility.

-Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.

-Consider hanging cubicle doors as outward opening. This will aid gaining access to collapsed persons. Opaque panels can be used to great effect to ensure no persons are collapsed inside, whilst preserving privacy. This measure discourages drug taking and facilitates staff checks. An alternative measure is to reduce toilet doors in size by a minimum of 20 centimetres from the floor and to reduce the top height.

-Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.

-Provide 'Chelsea Clip'/karibina style hooks on the back of cubicle doors or partitions for bags and coats.

-Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.

Management & Maintenance

1.1.1 A comprehensive security regime for the management of the student amenity space must be prepared and remain in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff and residents should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations to the facilities management team.

1.1.2 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

- Litter/graffiti removal

- Repair to communal areas (e.g. boundary treatments, lighting, access controls, signage etc.)

- Trimming and pruning to shrubs and trees

1.1.3 Any open space or amenity areas should be subject to an effective maintenance contract, to ensure that all damage is rectified in a timely manner and that any such space will not be detrimental to its surroundings. Low-level defensive planting beds can be used to great effect to funnel pedestrians away from vulnerable areas (such as ground floor windows, boundaries or hidden corners/recesses).

1.1.4 A security/operating plan for the student amenity space should focus on issues such as:

- Opening and closing of the premises, including staff arrival and departure;

- Management of any stock deliveries and waste collection;

- Repairing damaged external and internal fittings, particularly security features e.g. access controls, alarm systems, lighting, CCTV cameras etc;

- Cleaning and prompt removal of graffiti, litter etc; and

- Pruning/maintenance of any vegetation and trees.

1.1.1 The opening hours of the amenity area should be consistent with other such premises in the locale and should not unduly conflict with other nearby uses.

1.1.2 All high value equipment (e.g. computers, flat screen monitors/televisions, tools etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance 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).

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Date: 21 December 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 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