MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Unite Students
South Quay House
Temple Back
Bristol
BS1 6FL

Agent (if used)

Adam Buxton
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 8 (b) (ground conditions verification report), 11 (boundary treatment), 14 (a) (Landscaping), 15 (a) (Plant), 16 (commercial unit noise), 17 (a) (student accommodation noise), 18 (waste), 21 (lighting), 32 (servicing strategy), 33 (highway works), 36 (bird and bat boxes) and 37 (disabled parking) associated with planning permission 119380/FO/2018 (as amended by 125288/NMC/2019)

Location: 1 - 5 New Wakefield Street, Manchester, M1 5NP

Date of application: 22 May 2020

Application number: CDN/20/0334

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 8 Ground Conditions
The following information has been submitted in respect of this planning condition:

- Remediation Verification Letter (Ref. L-21 608-2-4.2-19-S93-AFJ) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020

- Photos of pipes stamped as received by the City Council, as Local Planning Authority, on the 2 July 2020

- Pipe barriers plan stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020

The above information has been considered and is acceptable. Condition 8 is now formally discharged in full.

Condition 11 Boundary Treatment

The following information has been submitted in respect of this planning condition:

Drawings 10109-A-G710-D-TY-001_Rev 02, 10109-A-G710-E-00-002_Rev 00, 10109-A-G710-P-00-006_Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 3 August 2020

The above information has been considered and is acceptable. The approved details shall then implemented as part of the development and be in place prior to the first occupation.

Condition 11 is now formally discharged on this basis.

Condition 14 a Landscaping
The following information has been submitted in respect of this planning condition:

Drawings External Landscape Details Sheet 001 (Ref: 10109-A-G710-D-AL-001, Rev 00) External Landscape Details Sheet 002 (Ref: 10109-A-G710-D-AL 002 Rev 00) External Landscape Plan Sheet 02 (Ref: 10109-A-G710-P-00-002 Rev 00) External Landscape Sections Sheet 01 (Ref: 10109-A-G710-S-00-001 Rev 02) External Landscape Sections Sheet 02 (Ref: 10109-A-G710-S-00-002 Rev 00) Highways Requirements New Wakefield Street (Ref: 10109-A-G710-P-00-004 Rev 05) Roof Plan Level 05 Roof (Ref: 10109-A-G240-P-05-001 Rev 01) Hydrosoil® Sedum Extensive Living Roof Data Sheet (Ref: PDS-SEDUM-60/80 V.1) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020

The above details have been considered and are acceptable. The landscaping shall be carried out in accordance with the above information and be completed prior to the first occupation of the development.

Condition 14 is now formally discharged on this basis.

Condition 15 Plant
The following information has been submitted in respect of this planning condition:

Plant Noise Assessment Report, prepared by RBA Acoustics Ltd (Ref: 7939.RP01.PNA.2.11032020.AN Rev 2) Roof Plant Maintenance Recommendations Ref: (Rev. P01 (23.03.20) Level 00 - Ventilation Layout, prepared by Ameon (Ref: NWS-ABA-ZZ-00-DR-M-57_01 Rev C01) Level 01 - Ventilation Layout, prepared by Ameon (Ref: NWS-ABA-ZZ-01-DR-M-57_01 Rev C01) Level 02 - Roof Details (Ref: NWS-ABA-ZZ-02-DR-M50-02 Rev C01) Roof Level-Coordinated Services Layout (Ref: NWS-ABA-ZZ-R1-DR-M-50-01 C02) Plantroom LAYOUT (Ref: NWS-ABA-ZZ-XX-DR-M-50_01 Rev C02) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020.

The above information has been considered and is acceptable in order to discharge part (a) of this planning condition. In order to discharge this condition in full, the approved scheme should be implemented and prior to the first occupation of the development a post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ.

Part (a) of this condition shall is therefore discharged only.

Condition 16 Commercial Unit Noise
The following information has been submitted in respect of this planning condition:

Commercial Unit - Separation & Tenancy Lease Clauses, prepared by RBA Acoustics (Ref: 7939/Commercial Rev 0) Acoustic Assessment, prepared by RBA Acoustics (Ref: 7939/AA4 Rev 2) Brickwork Details Sheet 001, prepared by Simpson Haugh (Ref: 10109-A-G250-D-TY-001 Rev 02) Brickwork Setting Out Plans Lower Ground Floor, Ground Floor and Level 01 - West Elevation, prepared by Simpson Haugh (Ref: 10109-A-G250-P-W-001 Rev 02) Blockwork and Brickwork Type Plan Ground Floor, prepared by Simpson Haugh (Ref: 10109-A-G252-P-00-B01 Rev 08) Blockwork and Brickwork Type Plan Level 01, prepared by Simpson Haugh (Ref: 10109-A-G252-P-01-B01 Rev 04) Elevations & Plans SCW - Façade, prepared by KFK (Ref:NWS-KFK-EWS03-XX-DR-EP-3001 Rev 01) Glass type overview GL11a Vision Glass SCW Fritted, prepared by KFK (Ref: NWS-KFK-EWS03-XX-DR-GL-0011a Rev 02) stamped as received by the City Council, as Local Planning Authority on the 21 May 2020

The above information has been considered. The principles outlined within the report are acceptable. However, once the end user is known further details will be required. No further action at this stage until the end user is known.

Condition 17 a Student Accommodation
The following information has been submitted in respect of this planning condition:

- Acoustic Assessment, prepared by RBA Acoustics (Ref: 7939/AA4 Rev 2) and drawing outlined within the covering letter stamped as received by the City Council, as Local Planning Authority on the 21 May 2020

- KFK glazing review tamped as received by the City Council, as Local Planning Authority on the 7 July 2020

The above information has been considered and is acceptable in order to discharge part (a) of this planning condition. In order to discharge this condition in full, the approved scheme shall be implemented and prior to the first occupation of the student accommodation element a post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ.

Condition 18 Waste
The following information has been submitted in respect of this planning condition:

- Waste Management Strategy, prepared by Unite Students (Ref: April 2020 V3.0) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020

- Email from Thomas Lord dated 17 June 2020

The above information has been considered and is acceptable. The details of the approved scheme shall be implemented as part of the first occupation of the student

accommodation and/or commercial element and shall remain in situ whilst the use or development is in operation.

Condition 18 is now formally discharged on this basis.

Condition 21 Lighting
The following information has been submitted in respect of this planning condition:

Ground Floor External Lighting Scheme (Ref: NWS-ABA-ZZ-00-DR-E-63_02 Rev C03 Technical Submittal - External Lighting, prepared by Ameon (Ref: MC1106-TSE019 Rev A) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020

The above information has been considered and is acceptable. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Condition 21 is now formally discharged based on this information.

Condition 32 Servicing Strategy
The following information has been submitted in respect of this planning condition:

- Student Management Plan, prepared by Unite Students (Ref: April 2020) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020

The above information has been considered and is acceptable. Condition 32 is now formally discharged on this basis.

Condition 33 Off Site Highways Works
The following information has been submitted in respect of this planning condition:

S278 Site Clearance, prepared by Curtins (Ref: 74580-CUR-XX-XX-DR-D-75001 Rev P02) S278 Construction Build-ups, prepared by Curtins (Ref: 74580-CUR-XX-XX-DR-D-75002 Rev P03) S278 Kerbing Requirement, prepared by Curtins (Ref: 74580-CUR-XX-XX-DR-D-75003 Rev P03) Van Tracking, prepared by Curtins (Ref: 74580-CUR-XX-XX-DR-D-75100 Rev P01) HGV/MEWP Delivery Tracking, prepared by Curtins (Ref: 74580-CUR-XX-XX-DR-D-75101 Rev P01) stamped as received by the City Council, as Local Planning Authority, on the 21 May 2020

The above information has been considered and is acceptable. The approved scheme shall be implemented and be in place prior to the first occupation of the student accommodation element and thereafter retained and maintained in situ.

Condition 33 is now formally discharged on this basis.

Condition 36 Bird and Bat Boxes
The following information has been submitted in respect of this planning condition:

- Bird and bat boxes letter prepared by Peak Ecology stamped as received by the City Council, as Local Planning Authority, on the 8 June 2020

The above information has been considered and is acceptable. The approved details shall then be implemented.

Condition 36 is now formally discharged on this basis.

Condition 37 Disabled Parking
The following information has been submitted in respect of this planning condition:

- Drawing 62888-CUR-00-XX-DR-TP-75003-P01 stamped as received by the City Council, as Local Planning Authority, on the 24 July 2020

The above information has been considered and is acceptable. The two disabled parking spaces shall be implemented prior to the first occupation of the student element and remain in situ for as long as the development remains in use.

Condition 37 is now formally discharged on this basis.

Date: 6 August 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.