

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 Mike Bagot
Rowlinson Constructions Limited
London House
London Road South
Poynton
Stockport
SK12 1YP

Agent (if used)

Eleanor McCallum
Pozzoni LLP
Woodville House
2 Woodville Road
Altrincham
WA14 2FH

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (specified plans) 3 (external materials) and 7 (energy), 24 (electric car charging) and 31 (access routes) attached to planning permission referenced 119149/FO/2018 to allow the installation of a ground source heat pump energy system (including boreholes) , revised bin store design, minor elevation amendments and changes to external materials to the approved scheme

Location: Land At Abbey Hey Lane To The South Of Abbey Court And Constable Street, Manchester, M18 8DU

Date of application: 8 June 2020

Application number: 127087/JO/2020

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

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 in regard safeguarding of borehole location and the safeguarding of trees substation design and parking needs.

Condition(s) attached to this decision

1) The works comprising this permission must be begun not later than the expiration of 10 months 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:

Statement of Community Involvement received by e-mail dated 10th April 2018, further amended by drop in consultation on 26th April 2018.

E-mail dated 19th April 2018 ;

Plan refs: 4332_1100rev. B (location plan) , 4332_1200 rev.E (ground and first floor plans) 4332_1201 rev.C (second and third floor plans) ; 4332_1202D,(communal facilities plan); 4332_1600 rev.D (waste container and cycle stores); 4332_8001 (northern footpath site layout) ; 4332_1700 (artists impression street scene); 3380.02A (landscape plan);

Flood Risk Assessment by GeoAssist Limited ref: 5746/SBK FRA v.1.00
Drainage Strategy report by Scott Hughes ref: 3238-OO-ZZ-RP-C.0001 January 2018
revision 1 received on 28th February 2018;

Bat Roost Assessment (Trees) March 2018 by Urban Green;
Arboricultural Impact Assessment January 2018 by Urban Green;
Design and Access Statement
Crime Impact Statement Version B 15th March 2018 ref: 2016/0092/CIS/01;
Air Quality Assessment by Miller Goodall ref: 101774;
Affordable Housing Statement;
Use Statement for Extra Care Housing;
Transport Technical Note by SCP ref: DR16040/TN02 rev.A dated 17th May 2018;
Swept path plan ref: SCP/16040/ATR02 - Hollybush Street
Swept path plan ref: SCP/16040/ATR01 rev.A - Abbey Hey Lane

External lighting schedule by Kingfisher lighting and lighting plan ref : D32546/JM/A;
Energy Statement ref:02-18-67413 ES1
Waste Management Strategy
Drainage Strategy Report by Scott Hughes
Flood Risk Assessment by GeoAssist Limited
Phase I Desk Study and Preliminary Contaminated Land Risk Assessment by GeoAssist Limited
Phase II Contaminated Land Risk Assessment by GeoAssist Limited
Ground Investigation- Geotechnical by GeoAssist Limited

Plan re: 3380 03 rev.A (Planting plan) and 3380 02 rev.B (Landscape Plan) received by e-mail on 7th June 2018.

Plan ref: 4332_8000 rev.K (proposed site layout); 4332_1350 rev.D (Elevations sheet 1); 4332_1351 rev.D (Elevations sheet 2); received by e-mail on 12th June 2018.

As amended by

4332_1201 rev.D (second and third floor plans) ;

3384-SHD-00-ZZ-DR-C-0001 rev.C3 (Levels GA)
 4332_1350 rev.H (Elevations sheet 1) notwithstanding the design of the substation ;
 4332_1351 rev.H (Elevations sheet 2)
 22/093/PR1 rev.002 (Plant room schematic)
 4332/SK41/visuals - Gable Ends; 4332/SK42/visuals - Front Entrance;
 4332/SK43/visuals - Bin/cycle store(notwithstanding bin capacity shown;
 Supporting Information: Environmental Standards Statement Energy ref: Z26387;
 Supporting Information: Correspondence from Ground Heat dated 31.03.2020:
 Bellamy Court Plant Room
 Supporting Information: Ground Heat: GSHP Method Statement
 received 8th June 2020
 Plan ref: 22/093/BF1 rev.001 (Borefield Layout) received by email 17th June 2020
 Plan ref :4332-1600 rev.F (waste container and cycle store) received 14th July 2020.

Plan ref: 4332_8000 rev.N (proposed site layout) and 4332_8001 rev.A (northern footpath site layout) received 15th July 2020

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) The development shall be implemented in accordance with the materials listed below, and on the 4332_Gorton Extra Care External Materials List, in the locations shown in the submitted visuals of the front, rear and courtyard views and elevations shown on plan refs: 4332_1350 rev. H (elevations sheet 1) and 4332_1351 rev.H (elevations sheet 2) , as revised by the use of Ibstock, Cumberland Blend 65mm for Facing Brick 1.

Walls

Facing Brick 1 - Ibstock, Cumberland Blend 65mm
 Mortar for Facing Brick 1 - Natural
 Facing Brick 2 - Ibstock, Priory Red Multi
 Mortar for Facing Brick 2 - Natural
 Juliet balcony framing - Solid aluminium metal cladding, polyester powder coated RAL 7016
 Central entrance surround - Solid aluminium metal cladding, polyester powder coated RAL 7016

Waste Container & Cycle Store - vertical, close boarded timber

Roof

Main roofing material - Marley Rivendale fibre cement slate effect riven tile with a thin leading edge, Blue/black
 Low pitch roofing material ('link' section and residents bin store) - VMzinc standing seam roof

Windows, Doors and Curtain Walling

Apartments - UPVC, RAL 7016 (Anthracite grey) externally; white internally
 Communal Areas and corridor ends - Aluminium, RAL 7016 (Anthracite grey)
 Services Areas - Louvred doors and inserts to be aluminium, RAL 7016 (Anthracite grey)

Boundary Treatments

Walls - Ibstock, Priory Red Multi to match the building with concrete, single weathered concrete coping

Railings - polyester powder coated metal, black
Fencing - timber close boarding with timber gravel board and posts
External Surface Treatments (to be read in conjunction with the landscape proposal
Car park - tarmacadam
Shared Surface Car Park - block paving
Paving at Entrance and Communal Patios - large format stone effect paving
Garden Paths - Coloured asphalt, Tarmac Buff Quartzite or similar
Apartment patios - block paving

As amended by 4332_Gorton Extra Care External Materials List_Revision D and product specification reg: Etex (eternit) Thrutone - Small Format Tile (blue-black) to be used on the roof of the proposed waste container and cycle store

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.

4) The hard and soft landscaping scheme shall be implemented in accordance with drawings numbered Plan re: 3380 03 rev.A (Planting plan) and 3380 02 rev.B (Landscape Plan) received by e-mail on 7th June 2018.. The landscaping scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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.

5) The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use within 3 months of the date of the permission hereby approved. The car park shall remain in use at all times thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) The bicycle /mobility scooter storage area indicated on the approved plans shall be implemented in full and made available for use prior to first occupation of the residential apartments hereby approved. The approved scheme shall remain available for use whilst apartments are occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

7) The development hereby approved shall only be carried out in accordance with measures detailed in :-

Environmental Standards Statement ref: Z26387

Plan refs: 22/093/BF1 rev.001 (Borefield Layout) received by email 17th June 2020 and 22/093/PR1 rev.002 (Plant room schematic)

Supporting Information: Correspondence from Ground Heat dated 31.03.2020:
Bellamy Court Plant Room and Ground Heat: GSHP Method Statement received 8th
June 2020

A post construction Sustainability Review document demonstrating achievement at least very good BREEAM rating, shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

8) The development shall be implemented in full accordance with the Outline Contractors Methodology & Health & Safety Considerations dated April 2019 Rev 2.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The development shall be carried out in accordance with the Crime Impact Statement (Version B 15th March 2018 ref: 2016/0092/CIS/01), in particular section 3.3 and section 4 prepared by Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on 15th March 2018. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) Within 3 months of commencement of development full detailed designs (including specifications) of all off site highways works (including any Traffic Regulation Orders, relocation of lamp posts, and traffic calming measures on Abbey Hey Lane), shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

11) Within six months of first occupation of the development, a repaving strategy for the public footpaths and redundant vehicular crossings shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be

carried out in accordance with an implementation programme to be approved by the Local Planning Authority.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant policy DM1 of the Core Strategy for Manchester(2012).

12) The development shall be implemented in accordance with the drainage measures in the following documentation and plans :-

Gorton Extra Care, Abbey Hey Lane Report to Discharge Drainage related planning condition ref: 3384 March 2019 rev.1

United Utilities letter regarding sewer closure application (S116/4200021200);

Landmark flood map;

Surface Water 1000 year return depth map;

3384-SHD-00-ZZ-DR-C-0100 rev.P3 (Drainage GA);

3384-SHD-00-ZZ-DR-C-0101 rev.P2 (Drainage Details 1 of 2);

3384-SHD-00-ZZ-DR-C-0102 rev.P1(Drainage Details 2 of 2);

3384-SHD-00-ZZ-DR-C-0103 rev.P1(Manhole schedule);

384-SHD-00-ZZ-DR-C-0104 rev.P2(Flood Route Plan) ,

and emails dated 15th May 2019 and 12th June 2019 from Scott Hughes relating to surface water run off , spot heights and the FFL's to the flood route plan.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester (2012).

13) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a)Verification report providing photographic evidence of construction as per design drawings;

(b)As built construction drawings if different from design construction drawings;

(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester(2012).

14) The development hereby approved be implemented in accordance with the submitted lighting proposals before the first occupation of the development hereby approved, and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy (2012).

15) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage 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 the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy(2012).

16) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy (2012).

17) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before first occupation of the development.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - To ensure an adequate fume extraction system is put in place in the interest of visual and residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995)

18) Prior to the use of the ancillary café/restaurant, hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The ancillary café/restaurant shall then be used in accordance with the approved hours.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester (2012).

19) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy (2012).

20) The development hereby approved be implemented in accordance with the submitted waste management strategy before the first occupation of the development hereby approved, and shall remain in operation for so long as the development is occupied.

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester (2012).

21) The development shall be implemented in accordance Low emissions Strategy ref: 2820 rev.1 dated 29th April 2019 to safeguard local air quality and the agreed mitigation measures shall be implemented as part of the development shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy (2012).

22) a) The development shall be implemented in accordance with the contents of the 3384 Bellamy Court - Condition 22 Discharge Statement by Scott Hughes, and measures detailed in the documentation listed below ;

- o Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment, 5724/PFY-PCLRA v1.00 - GeoAssist Limited May 2015,
 - o Phase 2 Contaminated Land Risk Assessment, 5746/SBK-CLRA v1.00 - GeoAssist Limited Jan 2016,
 - o Geotechnical Ground Investigation, 5746/SBK-G v2 - GeoAssist Limited Jan 2017;
 - o LMS Final Inspection and Calibration Certificate dated 22.06.2016
- all stamped as received 5th April 2019 , and
- o Remediation Strategy and Deployment Plan ref: 5746/BCK - RSDP v1.00 July 2019;
 - o Supplementary CLRA 5997/BCK SCLRA June 2019 received by email dated 22nd July 2019;
 - o LMS Final Inspection and Calibration Certificate dated 10.06.2015 received by email dated 19th August 2019.

b) When the development 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 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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy (2012).

23) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

24) The proposed charging points for vehicles shall be implemented in accordance with the details shown on site ref: 4332 - 8000 rev.N (proposed site layout plan).

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

25) Within 3 months of commencement of development, a scheme for Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason - In order to improve biodiversity within the site, in accordance with policies EN9 and EN15 of the Core Strategy (2012).

26) The development shall be implemented in accordance with the Bat roost Assessment (Trees) Issue 01 ref: 11113_UG_BRA_01 (1) March 2018.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Core Strategy for Manchester (2012).

27) The retained trees shall be protected during the works, accordance with the proposed fencing and locations of fencing shown on plan ref: UG_11113_ARB_TPP_01 within Appendix 4 of the Aboricultural Impact Assessment report by Urban Green dated January 2018 approved as part of the planning consent.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy (2012).

28) The development shall be implemented in accordance with the Written Scheme of Investigation for an Archaeological Excavation at Abbey Hey Lane, Gorton, Manchester Version 1.0 and Archaeological Excavation report by Salford Archaeology for Gorton Mills at Abbey Hey Lane (report ref: 2019/29) (received 19th August 2019), and the report lodged with the Greater

The dissemination of the results of the archaeological investigations commensurate with their significance shall be submitted to and approved in writing by the City Council as local planning authority, prior to the occupation of the building

Reason- In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

29) The development shall be implemented in accordance with the Access Statement ,and plan refs: 4332 - 8000 rev.N (proposed site layout plan), and 3384-SHD-00-ZZ-DR-C-0001 rev.C3 (Levels GA) relating to Levels around Bin / Cycle Store.

The approved details shall be implemented before the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester (2012).

30) The Extra Care accommodation (sui generis use) hereby approved shall be occupied by residents aged over 55 years old (older people) and not for any other purposes .

Reason - For clarity , and to safeguard the residential amenity of local residents , and in the interest of highway and pedestrian safety, pursuant policy , SP1 , EN1, DM1 of the Core Strategy for Manchester (2012).

31) Notwithstanding the details shown on plan refs: 4332_1350 rev.H (elevations sheet 1),prior to the erection of the substation , finalised details designs of the substation , including elevational design ,materials and colouration , together with a methodology and design of the details of the hard and soft landscaping treatment (and associated maintenance)of the site adjacent to the substation, shall be submitted to and approved in writing by the City Council as local planning authority .The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and in the interest of highway safety, pursuant policy , SP1 , EN1, DM1 of the Core Strategy for Manchester (2012).

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.

Please be aware that you may require a premises licence if you intend to offer any of the following at your premises: sale of alcohol, sale of hot food or drink (between 2300 and 0500), music, dancing, plays, films, indoor sporting events and boxing or wrestling entertainment. For further information or guidance please contact the Premises Licensing Team by phone on 0161 234 5004 or e-mail premises.licensing@manchester.gov.uk

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc. A leaflet on Controlling Pollution from Construction Sites, including hours of work, is available for download from:

<http://www.manchester.gov.uk/downloads/download/4235/noise>.

Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: contact@manchester.gov.uk

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).

As per IAQM/EPUK guidance, good practice principles should be applied.

If bats are found at any time during tree works, then work should cease immediately and advice sought from a suitably qualified bat worker.

Building Regulations - Fire Safety

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Date: 23 July 2020

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.