MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Urban Splash House Limited
C/o Agent

Agent (if used)

Mr Nick Lee
NJL Consulting
Unit 8
Longstone Road
Manchester
M22 5LB

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (Specified Plans) and 10 (Cycle Parking) attached to planning permission 122420/FO/2019 to allow the relocation of the secure cycle storage

Location: Land On The Corner Of Carruthers Street And, Piercy Street, Manchester

Date of application: 16 October 2019

Application number: 125185/JO/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. The proposal is now considered to be acceptable and in accordance with the Development Plan for the City of Manchester and has been determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the 29 May 2022.

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:

Location Plan PS(PL)001
Existing Site Plan PS(PL)002
Planning and Delivery Statement prepared by NJL Consulting
Heritage Statement prepared by Orion
Transport Statement prepared by Croft
Broadband Connectivity Statement prepared by Service Connections
Phase 1 Preliminary Risk Assessment - Piercy Street, LK Consult, Reference: LKC-18-1174, Dated: July 2018.
Waste Management Strategy outlined within the Waste Management Proforma
Phase 1 Habitats Ecological Survey completed by Sensible Ecological Survey Solutions
Millar and Goodall Air Quality Assessment
stamped as received by the Local Planning Authority on the 17th January 2019

Crime Impact Statement Ref:2018/0553/CIS/01 Dated 23.01.19
stamped as received by the Local Planning Authority on the 31st January 2019

Ground Floor Plan PS (PL) 100 Rev a
First Floor Plan PS (PL)101 Rev a
Second Floor Plan PS (PL)102 Rev a
Roof Plan PS (PL)103 Rev a
Ground Floor Plan - Block 01 PS (PL) 110 Rev a
Ground Floor Plan - Block 02 PS (PL) 120 Rev a
Ground Floor Plan - Block 03 PS (PL) 130 Rev a
North Elevation PS (PL) 200 Rev a
South Elevation PS (PL) 201 Rev a
East Elevation PS (PL) 202 Rev a
West Elevation PS (PL) 203 Rev a
North Elevation - Block 01 PS (PL) 210 Rev a
South Elevation - Block 01 PS (PL) 211 Rev a
North Elevation - Block 02 PS (PL) 220 Rev a
South Elevation - Block 02 PS (PL) 221 Rev a
North Elevation - Block 03 PS (PL) 230 Rev a
South Elevation - Block 03 PS (PL) 231 Rev a
Section aa PS (PL) 300 Rev a
Section bb PS (PL) 301 Rev a
Section cc PS (PL) 310 Rev a
Section dd PS (PL) 311 Rev a
Section ee PS (PL) 320 Rev a
Section ff PS (PL) 330 Rev a
Cover letter from NJL Consultants dated 26th April 2019
stamped as received by the Local Planning Authority on the 26th April 2019

Design and Access Statement
stamped as received by the Local Planning Authority on the 3rd May 2019

Written Scheme of Investigation completed by GMAAS dated 1st May 2019
stamped as received by the Local Planning Authority on the 24th May 2019

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) a) The development hereby approved shall be constructed in accordance with the following list of materials:

Equitone Tectiva Rainscreen Cladding - Colour Argent Grey TE15 and/or Pebble Grey TE20
Black Powder Coated Aluminium - Projecting Window features and Balconies
Windows and Doors - Black powder coated aluminium frames
Roof and Pitched Roof - Single ply membrane in Grey with pitched roof gables Black Aluminium

b) Prior to the erection of the above ground structures, details of the cladding colour for each individual Plot, shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the approved cladding colours for the development are Equitone Tectiva Rainscreen Cladding Argent TE15 and/or Pebble Grey TE20. The development shall then be completed in accordance with the approved scheme.

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 development shall be carried out in accordance with Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (Prepared by Joule) dated 11th June 2019.

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 the 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.

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 policies DM1 and EN18 of the Core Strategy.

5) The drainage scheme for the development shall be carried out in accordance with the Drainage Statement (Prepared by Joule)
and Site Plan - Levels drawing numbered PS (00) 112 Rev B.

The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

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 to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of a sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- 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.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, details are to be provided that further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

7) The development hereby approved shall be undertaken in accordance with the Written Scheme of Investigation (WSI) Version 2 prepared by the GM Archaeological Advisory Service dated 1st May 2019 and stamped as received by the Local Planning Authority on the 24th May 2019.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 and DM1 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and in accordance with NPPF Section 12, Paragraph 141.

8) The landscaping scheme shall be carried out in accordance with:

Drawing Pack prepared by Optimised Environments Ltd

o Planting Plan East (Drawing no. M80152 301_B);
o Planting Plan West (Drawing no. M80152 302_B);
o Front Garden Planting Plan (Drawing no. M80152 303);
o Front Garden Planting Plan (Drawing no. M80152 304);

o Front Garden Planting Plan (Drawing no. M80152 305);
o Planting Schedule (Drawing no. M80152 306_C);
o Front Garden (Drawing no. M80152 401_A);
o Communal Boundary (Drawing no. M80152 402_B);
o Car Park Boundary (Drawing no. M80152 403_B);
o Side Site Boundary (Drawing no. M80152 404_B);
o Rear Garden Divides (Drawing no. M80152 405_A);
o Tree pit in soft landscape (Drawing no. M80152 406_C)

Drawing Pack prepared by Shedkm

o Site Plan - scheme overview (Drawing no. PS (30) 110f);
o Site Plan - materials (Drawing no. PS (30) 114e);
o Terrace Plan - terrace 1 (Drawing no. PS (30) 110i);
o Terrace Plan - terrace 2 (Drawing no. PS (30) 120i);
o Terrace Plan - terrace 3 (Drawing no. PS (30) 130i);
o Fences + Gates - key plan (Drawing no. PS (30) 600c);
o Fences + Gates - alleyway (Drawing no. PS (30) 610b);
o Fences + Gates - terrace 1 (Drawing no. PS (30) 611c);
o Fences + Gates - terrace 1 (Drawing no. PS (30) 612b);
o Fences + Gates - condition 1 (Drawing no. PS (30) 650c);
o Fences + Gates - condition 2 (Drawing no. PS (30) 651c);
o Fences + Gates - condition 3 (Drawing no. PS (30) 652b);
o Fences + Gates - condition 4 (Drawing no. PS (30) 653a);
o Fences + Gates - condition 5 (Drawing no. PS (30) 654a);
o Fences + Gates - condition 6 (Drawing no. PS (30) 655a);
o Fences + Gates - condition 7 (Drawing no. PS (30) 656a);
Fences + Gates - condition 8 (Drawing no. PS (30) 657a);
o Fences + Gates - condition 9 (Drawing no. PS (30) 658a);
o Fences + Gates - condition 10 (Drawing no. PS (30) 659a);
o Landscape details - garden - flat plot (Drawing no. PS (30) 801d);
o Landscape details - garden - stepped plot 1 (Drawing no. PS (30) 802d);
o Landscape details - garden - stepped plot 2 (Drawing no. PS (30) 803d);
o Landscape details - garden - pathway (Drawing no. PS (30) 804d);
o Landscape details - garden - stepped plot 3 (Drawing no. PS (30) 805d);
o Landscape details - drive 1 (Drawing no. PS (30) 810e);
o Landscape details - drive 2 (Drawing no. PS (30) 811e);
o Landscape details - parking plan - standard (Drawing no. PS (30) 812c);
o Landscape details - parking plan - accessible (Drawing no. PS (30) 815a);
o Landscape details - refuse store plan (Drawing no. PS (30) 816a);
o Landscape details - cycle parking (Drawing no. PS (30) 817);
o Landscape details - cycle parking - hoop (Drawing no. PS (30) 823a);

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 16 October 2019

- Ecological enhancement Piercy Street prepared by OPEN stamped as received by the City Council, as Local Planning Authority, on the 4 December 2019

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.

9) The car parking indicated on PS(00)110 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 October 2019, shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

10) The development hereby approved shall be completed in accordance with the scheme for the provision of space and facilities for bicycle parking as shown on the approved planPS(00)110 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 October 2019. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

11) The development shall be carried out in accordance with Construction Methodology and Management Strategy Issue 5 dated 26th July 2019.

The 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, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

12) The development shall be carried out in accordance with the Construction Methodology and Management Strategy Issue 5 dated 26th July 2019, LK Risk Assessment and Method Statement Ref LKR 19 1029RAMS Rev 0 and Proposed Pile Foundations & Ground Beams, House Section Drawing 309-01-145-B in relation to works in close proximity to the canal.

All measures approved by this method statement will be implemented and maintained for the duration of the construction period in accordance with the approved details.

Reason - To ensure the protection of the canal infrastructure and wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

13) The development hereby approved shall be constructed in accordance with the approved plan numbered Ground Floor Plan Block 03 PS (PL) 130a and PS(00)110 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 October 2019 , stamped as received by the Local Planning Authority on the 26th April 2019. For the avoidance of doubt, 10% of the car parking spaces will have EVC

charging points that will be provided in the development, with the remaining car parking spaces future proofed to allow for future installation of EVC, if required. The approved space and facilities shall then be retained and permanently available for EVC while the development is occupied.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant policies SP1, EN16 and DM1 of the Core Strategy for Manchester, and Greater Manchester Air Quality action plan 2016.

14) 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 those attending 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 to the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

15) The development hereby approved shall be carried out in accordance with the Millar and Goodall Air Quality Assessment stamped as received by the Local Planning Authority on the 17th January 2019. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant policies SP1, EN16 and DM1 of the Core Strategy for Manchester, and Greater Manchester Air Quality action plan 2016.

16) a) The development hereby approved shall be completed in accordance with the recommendations outlined within the Crime Impact Statement Ref:2018/0553/CIS/01 Dated 23.01.19, stamped as received by the Local Planning Authority on the 31st January 2019, in relation to the measures to be incorporated into the development to achieve the secure by design accreditation.

b) 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.

17) a) The development hereby approved shall be implemented in full accordance with the measures as set out within Section 06.06 Sustainability within the amended Design and Access Statement, stamped as received by the Local Planning Authority on the 3rd May 2019, including measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

b) Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

18) The residential properties hereby approved shall be insulated in accordance with Piercy Street Noise Impact Assessment by dBx Acoustics Ltd dated 20th August 2019.

The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Old Mill Street and Carruthers Street along with other noise from nearby commercial businesses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) Prior to the installation of any necessary externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 development shall then be implemented in accordance with the approved scheme.

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

20) The development hereby approved shall be constructed and occupied in accordance with the Waste Management Strategy outlined within the Waste Management Proforma stamped as received by the Local Planning Authority on the 17th January 2019 and drawing PS(00)110 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 October 2019 , in relation to a scheme for the storage (including segregated waste recycling) and disposal of refuse based on the actual occupiers of the units. The approved scheme shall be implemented as part of

the development prior to the first occupation of the development, and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

21) a) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. 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.

b) 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 properties or a detrimental impact on the adjacent canal, 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 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, and in order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy.

22) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

23) No trees shall be felled, or have any works undertaken on them, during the bird nesting and bat breeding seasons (March to September inclusive), unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

24) The development hereby approved shall be constructed in accordance with the Phase 1 Habitats Ecological Survey completed by Sensible Ecological Survey Solutions stamped as received by the Local planning Authority on the 17th January 2019.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for the City of Manchester and National Planning Policy Framework.

25) a) Prior to the installation of the security bollards as shown on the approved plan PS(00)110 Rev F stamped as received by the City Council, as Local Planning Authority,

on the 16 October 2019, a scheme for the design and operation of the bollards shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the method for securing the shared car park does not include the installation of gates across the vehicular access from Piercy Street and gates are not permitted as a method of enclosure in this area of the site.

b)The bollards shall then be installed and operated in accordance with the approved scheme and shall be installed prior to the first occupation of the development hereby approved.

Reason - In the interests of security and the appearance of the development pursuant to Policies DM1 and SP1 of the Core Strategy.

26) Prior to the first occupation of the development hereby approved, a long term management and maintenance scheme for the southern corner of the site located outside the development secure boundary but within the site edge red, adjacent to the canal and including the existing canal access route, as shown on the approved plan PS(00)110 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 October 2019, shall be submitted to and approved in writing by the Local Planning Authority. The approved security and management scheme shall be implemented for as long as the development hereby approved is occupied.

Reason - In the interests of security and the appearance of the development pursuant to Policies DM1 and SP1 of the Core Strategy.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) The residential hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and

to ensure the permanent retention of the accommodation for normal residential purposes.

29) The development shall be carried out in accordance with the following highways works:

o Cover letter by NJL Consulting dated 3rd July 2019
o Section 278 Highway Works General Arrangement Site Clearance (Drawing ref: 70749-CUR-00-XX-DR-D-9501-P02)
o Section 278 Proposed Highway Works (Drawing ref: 70749-CUR-00-XX-DR-D-9502-P02)

The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of highway safety and relieving parking pressures, pursuant to Policies DM1 and SP1 of the Core Strategy.

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.

Date: 6 March 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 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.