

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

University of Manchester & Bruntwood Ltd
C/O Agent

Agent (if used)

Mr Luke Wheeler
AECOM
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Creation of temporary access road to serve multi storey car park with works to include removal of 7 trees (with 13 replacements), relocation of a bus stop for 3 year period to facilitate implementation of application ref no's 101614 and 106594

Location: Land Adjacent To Higher Cambridge Street & Higher Chatham Street, Hulme, Manchester

Date of application: 24 December 2015

Application number: 110906/FO/2015/C1

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily 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 discussions to explore alternative routes into the site which would not necessitate the removal of the mature hawthorn tree, about suitable mitigation in terms of additional tree planting and to overcome concerns about the potential highways safety impacts of the new access on adjacent highways.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 31st March 2019; and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued following completion of the construction works for the MBS Hotel (application ref no 101614) and MBS Refurbishment (application ref no 106594).

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990. The access road is of a temporary nature only and in order to comply with policies SP1 and DM1 of the Core Strategy.

2) Within 6 months of the granting of this consent a scheme of replacement tree planting comprising 13 semi mature trees to include details of the tree species, size and maintenance strategy and a timetable of implementation as detailed in Luke Wheeler's e-mail of 10-03-16 to be submitted to and approved in writing by the City Council as local planning authority.

Reason - As the applicants have agreed to the above replacement programme in mitigation of the trees that need to be removed to facilitate the proposed temporary access road, pursuant to Core Strategy Policies SP1 and DM1

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site plan 60277102-CP-003; and

(b) Dwgs 60277102-CP-001 and 002

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and EN1 of the Core Strategy.

4) No development can commence unless and until the City Council as Local Planning Authority has seen and acknowledged written confirmation that all necessary Highways consents for the works are in place.

Reason - In the interests of Highway Safety pursuant to Core Strategy Policy DM1

Informatives

This permission does not grant approval under Building Regulations.

Date: 1 April 2016

Signed:



Julie Roscoe
Head 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, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he 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 or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

