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

53two Theatre
Old Colony House
South King Street
M2 6DQ

Agent (if used)

Up North Architects
Second Floor Planetree House
Manchester
M1 1JG

Part 1 – Particulars of the application/development

Proposal: Creation of new theatre use and associated back of house facilities, external and internal alterations, including provision of new bar and WC area

Location: Arch 18 And Arch 19 Watson Street, Manchester, M3 4LP

Date of application: 23 September 2019

Application number: 124382/FO/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

In assessing the merits of a planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

001 1:1250 @ A3 Locaton Plan

002 1:100 @ A3 Existing Plans
003 1:100 @ A3 Existing Eles - Arch18
004 1:100 @ A3 Existing Eles - Arch19
005 Various @ A3 Existing Eles A
006 1:100 @ A3 Existing Refected Ceiling Plan
010 1:100 @ A3 Proposed Ground Floor Rev.D
011 1:100 @ A3 Proposed Mezzenine Rev. C
013 1:100 @ A3 Proposed Sections Rev.A
015 Various @ A3 Proposed Elevations Rev.C
020 1:100@ A3 Pr Reflected Ceiling Plan GF
021 1:100@ A3 Pr Reflected Ceiling Plan FF Rev.B
030 1:100@ A3 Demolition Plan
031 1:100@ A3 Demolition Eles
032 1:100@ A3 Demolition RCP
033 1:100@ A3 Demolition Sections
040 1:200 @ A3 Traffic Plan
041 1:200 @ A3 Uses Plan

Event Management Strategy
Crime Impact Statement Version Rev.A
124383_LO_2019-RESPONSE_TO_INVALID_LETTER-1300871
Acoustic Planning Report
Waste Pro-Forma
AHU Specification
Air Conditioning Product Information
Design and Access Statement
Heritage Statement
Transport Assessment

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 and saved policies DC18.1 and 19.1, of the Unitary Development Plan for the City of Manchester.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the proposed development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved materials.

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, and to ensure acceptable impact to the Listed Building, as specified in policies SP1, DM1 and EN3 of the Core Strategy.

4) A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality. It

is recommended that the above is conditioned and attached to any planning permission that may be granted.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Construction/demolition works shall be confined to the following hours:

Monday to Friday 7.30am to 6.00pm
Saturday 8.30am to 2.00pm
Sunday / Bank Holiday 10.00am to 23.00pm

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy

7) Before the development commences a scheme for servicing and deliveries shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with policy DM1.

9) Before the development commences a Traffic Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and highway safety, pursuant to policies SP1 and DM1 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.

In relation to Condition 4, detail should be provided for any proposed construction or fit-out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding 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).

Regarding Condition 7, servicing will take place predominantly from Watson Street. This is acceptable provided it is not within the 15m of the junction where a no loading at anytime restriction is in place. Highways agree, as noted in the transport statement, that all deliveries/servicing will be scheduled to avoid any clashes with peak hour traffic movements. Servicing will not take place from Great Bridgewater Street

Should there be more significant delivery requirements then the existing loading bay on Watson Street (opposite arches 13 & 14) would be utilised.

It is noted from the proposed traffic plan that vehicles will enter Watson Street from Great Bridgewater Street, service the site and exit Watson Street again via Great Bridgewater Street, using the existing roundabout. It should be noted that there are consented works for the Great Northern Complex to alter the access arrangements to the NCP car park which should make the turns for larger vehicles easier.

The Traffic Management Plan, required by Condition 9, should include the event management of taxis and private hire vehicles. Additionally, this should be mindful that there are no pedestrian facilities at the junction of Great Bridgewater Street / Albion Street. In respect of communication for events, where applicable, TfGM and MCC should be informed of events and the likely numbers attending.

Date: 17 January 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 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.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020