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

Manchester City Council
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: City Council Development - Works to facilitate the future drainage system, including repair and re-use of elements of existing pipework, replacement of pipework that is beyond repair, installation of attenuation tanks and creation of connections into the building facade, lifting of existing hard finishes, storage and relaying following completion of the refurbishment works, installation of a temporary surface and scaffolding to the courtyard elevations, including creation of new fixings, during the refurbishment of works.

Location: Town Hall, Albert Square, Manchester, M2 5DB

Date of application: 17 May 2019

Application number: 123631/VO/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 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 advice about the information required to be submitted to support the application. It is considered appropriate to deal with the remaining issues by condition.

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:

The location plan referenced OTH-PUR-XX-XX-DWG-A-0006 Rev 01 received by the City Council as local planning authority on 17 May 2019

The following drawings:

OTH-PLA-EE-ES-DWG-L-1012 REV 02
OTH-PLA-EE-ES-DWG-L-5005 REV 03
OTH-PLA-EE-ES-DWG-L-8011 REV 03
OTH-PLA-EE-ES-DWG-L-8012 REV 02
OTH-PLA-EE-ES-DWG-L-8013 REV 02
OTH-PLA-EE-ES-DWG-L-8014 REV 02
OTH-PLA-EE-ES-DWG-L-8015 REV 02
OTH-PLA-EE-ES-DWG-L-8016 REV 02
OTH-PLA-EE-ES-DWG-L-8019 REV 03
OTH-PLA-EE-ES-DWG-L-8020 REV 02
OTH-RAM-TH-XX-DWG-C-5000 Rev P02

All received by the City Council as local planning authority on 17 May 2019

OTH-RAM-TH-XX-DWG-C-0020 P04
OTH-RAM-TH-XX-DWG-C-0021 P04
OTH-RAM-TH-XX-DWG-C-0023 P04
OTH-RAM-TH-XX-DWG-C-5100 P03
OTH-RAM-TH-XX-DWG-C-5101 P04
OTH-RAM-TH-XX-DWG-C-5102 P04
OTH-RAM-TH-XX-DWG-C-5103 P04
OTH-RAM-TH-XX-DWG-C-5200 P03
OTH-RAM-TH-XX-DWG-C-5400 P03
OTH-RAM-TH-XX-DWG-C-5401 P04
OTH-RAM-TH-XX-DWG-C-5402 P03

received by the City Council as local planning authority on 6 August 2019

OTH-RAM-XX-XX-SKE-N-0018 Rev P03

received by the City Council as local planning authority on 23 August 2019

The following documents:

The LBC Method Statement referenced OTH-LLC-XX-XX-RPT-W-0005
The Heritage Impact Statement prepared by Purcell and dated May 2019 and referenced OTH-PUR-XX-XX-RPT-A-0088
The Archaeology Desk-Based Assessment prepared by Purcell dated November 2017 referenced OTH-PUR-XX-XX-RPT-A-0006
The Written Scheme of Investigation for an Archaeological Watching Brief prepared by Salford Archaeology dated 15 May 2019
The Construction Management Plan Rev 3 prepared by Lend Lease dated 29 April 2019

The Specification for External Works to Courtyards Rev 3 prepared by Planit referenced OTH-PLA-EE-ES-SPE-L-002
The Weiss Grundreiniger specificaton sheets version 1.2
The Flood Risk assessment Rev P02 prepared by Ramboll and referenced OTH-RAM-XX-XX-RPT-C-0005 dated 1 May 2019
The Below Ground Surface Water Drainage Strategy Rev P02 prepared by Ramboll referenced OTH-RAM-XX-XX-RPT-C-0015 dated 1 May 2019
The Interpretive Report on Ground Conditions Rev P02 prepared by Ramboll referenced OTH-RAM-TH-XX-RPT-C-0010 dated 1 May 2019

All received by the City Council as local planning authority on 17 May 2019

The Planning Design and Access Statement prepared by Deloitte Real Estate and dated May 2019 received by the City Council as local planning authority on 20 May 2019

The Approach to Fire Safety - LBC 3 referenced OTH-LLC-XX-XX-RPT-O-0001 received by the City Council as local planning authority on 12 July 2019

The Statutory Consultee Comments - Early Works Applications prepared by Deloitte Real Estate and dated 6 August 2019 (in relation to app. 123626/LO/2019 only) received by the City Council as local planning authority on 8 August 2019

The Enabling Works Control Procedure referenced OTH-PUR-TH-ZZ-PRO-A-0005 prepared by Purcell received by the City Council as local planning authority on 11 July 2019

The Drainage Planning Condition Sign Off Rev P01 prepared by Ramboll referenced OTH-RAM-XX-XX-RPT-C-0019 and dated 1 August 2019 received by the City Council as local planning authority on 6 August 2019

The Below Ground Drainage Operations referenced OTH-RAM-XX-XX-RPT-C-0016 received by the City Council as local planning authority on 6 August 2019

The email from Laura Feekins of Deloitte dated 23 August 2019

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, EN17, EN18, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC20 of the Unitary Development Plan and Sections 7 and 12 of the National Planning Policy Framework.

3) Before any works to any cobbles, setts, stonework and kerbs commence a full detailed method statement, schedule and programme of works must be submitted to and approved in writing by the City Council as local planning authority.The method statement, schedule and programme of works must provide full details including timescales for the commencement of works, storage details, and reinstatement works to the cobbles, setts, stonework and kerbs along with full details of the all storage locations, transportation methods and security measures for all stages of the scheme. The works must be carried out only in accordance with details approved in compliance and discharge of this condition.

Reason - In the interests of visual amenity, and because the proposed works are acceptable on a temporary basis and affect a memorial which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and sited in a

conservation area and this information is necessary in accordance with policies EN3 and CC9 of the Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, full and final details of the works listed below, items a to e, must be submitted to and approved in writing by Manchester City Council as Local Planning Authority (LPA) before any works relating to each of the items listed below, a to e, commence.

(a) Installation methodology and design of the electrical access covers must be submitted to the City Council as LPA before installation of any new electricity or services access covers.
(b) Full specifications along with samples and design of any new stone to be used in the works must be submitted to the City Council as LPA before any new stone is introduced to any part of the historic fabric.
(c) Full specifications along with numbers samples and design of new manhole covers must be submitted to the City Council as LPA before installation of any new manhole or services access covers. .
(d) Before any works affecting any setts, cobbles and kerbs take place the following details must be submitted to the City Council as LPA: Full mapping (including contour), recording (including photographic), lfting methodology, storage (post lifting) details, mapping and methodology of reinstatement of all of the setts, cobbles and kerbs affected by any consented works . For the avoidance of doubt, all original setts, cobbles and kerbs must be retained and reinstated in their exact and original positions including exact and original contours, profiles, camber and gradients.
(e) Full specifications and methodology of pointing and bedding works must be submitted to the City Council as LPA before any popinting or bedding works take place.
(f) Full specifications, drawings and methodology of scaffolding including number and ltype fixings along with locations must be submitted to the City Council as LPA before any scaffolding works take place.

The works must be carried out fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) When the development commences, the development shall be carried out in accordance with The Interpretive Report on Ground Conditions Rev P02 prepared by Ramboll referenced OTH-RAM-TH-XX-RPT-C-0010 dated 1 May 2019 and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the completion of the approved works.

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.

6) The development hereby approved shall not be re-occupied unless and until surface water drainage has been constructed in accordance with the Drainage Planning Condition Sign Off Rev P01 prepared by Ramboll referenced OTH-RAM-XX-XX-RPT-C-0019 and associated drawings.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

7) A programme of archaeological works shall be undertaken on site fully and only in accordance with The Written Scheme of Investigation for an Archaeological Watching Brief prepared by Salford Archaeology dated 15 May 2019 for the duration of the works hereby approved.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework.

8) In accordance with The Construction Management Plan Rev 3 prepared by Lend Lease dated 29 April 2019 the ecological clerk of works shall review the building's potential for bat roosts and nesting birds prior to the erection of any scaffolding or any works to the elevations of the building.

Reason - To ensure the protection of habitats of species that are protected under the Wildlife and Countryside Act (1981) (as amended) and by the Conservation of Habitats and Species Regulations (2017) or as subsequently amended in particular nesting birds and roosting bats in order to comply with Policy EN15 of the adopted Core Strategy for the City of Manchester.

9) All construction, removal, excavation and reinstallation works associated with the development hereby approved shall be carried out fully in accordance with the Construction Management Plan Rev 3 prepared by Lend Lease dated 29 April 2019, the email from Laura Feekins of Deloitte dated 23 August 2019 and the drawing OTH-RAM-XX-XX-SKE-N-0018 Rev P03.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

10) No rainwater goods, pipes, railings, brattishing or light fittings shall be altered, installed, affixed or removed unless and untill full details, justification, methodologies, and specifications have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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.

Due to the expected long period of surcharge in the public sewer which could increase the flood risk to the courtyard, it is recommended that flood resilient measures in the form of raised electrical sockets, meters and other electrical equipment are considered.

The applicant should also confirm that they have contacted MCC Network Resilience to discuss the following:
- Any relevant crane oversail licenses.
- Proposed site perimeter agreement, e.g. hoarding licenses.
- Any temporary road closures.
- Traffic management associated with any road and footway closures.

Should any public realm works impact on the adopted highway the applicant will be required to enter into a S278 agreement with MCC Highways. The applicant should note that the use of non-standard materials on the adopted highway will attract commuted sums.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Heath Service:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

Date: 27 August 2019

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.