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	Agent (if used)
Mr Paul Williams University of Manchester Oxford Road Manchester M13 9PL	Mrs Fiona Wilford Halliday Meecham 111 Piccadilly Manchester M1 2HY

Part 1 – Particulars of the application/development

Proposal: Re-engineering works to Chemistry building Upper Brook Street and Dover Street wings including replacement of windows with louvres, freestanding roof edge protection, fixed parapet edge protection and new chiller units and fume extraction with associated ductwork.

Location: Manchester University , Oxford Road, Manchester, M13 9PL

Date of application: 18 October 2018

Application number: 121213/FO/2018

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Site Location Plan Drawing No. 5376-HMA-02-XX-DR-00-00001 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-EDPI-05-R-DR-M-55-10001 Rev 1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-EDPI-05-R-DR-M-57-10001 Rev 1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00226 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00227 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-05-07-DR-21-31115 Rev T1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-05-R1-DR-05-20121 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-05-R1-DR-05-20122 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00224 Rev P2, stamped as received by the City Council as Local Planning Authority on 15 October 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00225 Rev P2, stamped as received by the City Council as Local Planning Authority on 15 October 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00127 Rev P1, stamped as received by the City Council as Local Planning Authority on 15 October 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00124 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00125 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-02-ZZ-DR-07-00126 Rev P1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Drawing No. 5376-HMA-05-R1-DR-05-10120 Rev T1, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Chemistry Re-Engineering Design and Access Statement (September 2018), stamped as received by the City Council as Local Planning Authority on 15 October 2018.

Acoustic Assessment for University of Manchester Chemistry Building Chillers (produced by Alex Hancock) published 20 April 2018, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Airedale BluCube Condensing Units Sound Data, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Sound Data, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

Fan outlet Sound Data for Fan Model TS3S300B15M, stamped as received by the City Council as Local Planning Authority on 10 September 2018.

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) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include;

- Hours of site opening/operation
- Display of an emergency contact number;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- The erection and maintenance of security hoardings;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- Noise and Vibration from the proposed development works; and
- Community consultation strategy.

The development shall then 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 Core Strategy.

4) The noise levels as set out in the acoustic report(s) must not be exceeded and the noise and vibration mitigation measures as set out in:

Section 5 Limiting Plant Noise Levels of the submitted Chemistry Re-Engineering Design and Access Statement (September 2018), stamped as received by the City Council as Local Planning Authority on 15 October 2018; and

Section 4 Assessment of Plant Noise at Nearest Noise Sensitive Receptors of the submitted Acoustic Assessment for University of Manchester Chemistry Building Chillers (produced by Alex Hancock) published 20 April 2018, stamped as received by the City Council as Local Planning Authority on 10 September 2018,

must be implemented in full and in accordance with the recommendations set out and retained thereafter.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) Prior to the implementation of each of the following parts of the development, other than enabling works comprising demolition, piling and construction of any sub structures:

a) External fume extract with supporting frames
b) 1800mm diameter fume extracts
c) External window replacement lourves
d) External edge protection system

samples and specifications of the material(s) to be used on the external elevations of the building shall be submitted to and approved in writing by the City Council, as local planning authority. The submitted samples and specifications of the material(s) to be used on the external elevations of the building within the development should include jointing and fixing details and a strategy for quality control management. The development shall be carried out in accordance with the approved details.

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.

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: 27 November 2018

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, 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

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 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.

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 2017 until 31st December 2018