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

U + I (Projects) Ltd
C/o Agent

Agent (if used)

Mrs Laura Feekins
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Retention of Gatehouse and GRUB four storey building comprising office, event and exhibition space (Sui Generis) with market, food and drink, theatre, film, music events, marketing and commercial floorspace with associated ancillary activities together with landscaping and associated works pursuant to Planning Permission Ref. 115237/FO/2017, together with external alterations including the partial demolition of the Royal Mail Ramp and increase in height of the existing stair core and inclusion of a lift to facilitate the access to and installation of a link bridge between the Gatehouse and Mayfield Depot.

Location: Site Off Baring Street , Manchester

Date of application: 12 September 2018

Application number: 121245/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

(a) Site Plan 0293-SEW-ZZ-00-DR-A-000100 and site location plan 0293-SEW-ZZ-00-DR-A-000000;

(b) Dwgs 0293-SEW-ZZ-ZZ-DR-A-004311 - Proposed North and South Elevations, 0293-SEW-ZZ-ZZ-DR-A-004310 - Proposed East and West Elevations, 0293-SEW-ZZ-ZZ-DR-A-000300 - Existing South and West Elevation, 0293-SEW-ZZ-ZZ-DR-A-001200 - Proposed Long and Short Section Drawings, 03-SEW-ZZ-05-DR-A-004101 - Proposed Roof Plan, 0293-SEW-ZZ-04-DR-A-004101 - Proposed Fourth Floor Plan 0293-SEW-ZZ-03-DR-A-004101 - Proposed Third Floor Plan, 0293-SEW-ZZ-02-DR-A-004101 - Proposed Second Floor Plan, 0293-SEW-ZZ-01-DR-A-004101 - Proposed First Floor Plan, 0293-SEW-ZZ-00-DR-A-004102 - Refuse Strategy Plan, 0293-SEW-ZZ-00-DR-A-004101 - Proposed Ground Floor Plan, 0293-SEW-ZZ-04-DR-A-000101 - Proposed Demolition Plan - 4th Floor, 0293-SEW-ZZ-04-DR-A-000100 - Existing Site Plan - 4th Floor and 0293-SEW-ZZ-00-DR-A-000101 - Demolition Plan;

(c) The recommendations within the submitted acoustic report

(d) Servicing Management Strategy by SWECO;

(e)External Lighting Strategy prepared by Buro Happold and Lighting Section of Mayfield Gatehouse Deign Intent Statement September 2018 by Studio Egret West

(f) Section on CMP in Frances Hampson's e-mail dated 20-11-18, U + I Maybe Pop Up Building PROJECT NO: 1630 CONSTRUCTION LOGISTICS PLAN MCC.HSF.114 Rev 1 and Traffic and Pedestrian Management Plan Rev A Issued:- 15/11/18

(g) Recommendations of Drainage and Flood Risk Statements bu Buro Happold;,

(h) Mayfield Temporary Use Transport Statement and Travel Plan 118952/JS/170202 Revision 002 Report Prepared For: U and I Group PLC
by SWECO;

(i) Recommendations of Ground Conditions Report prepared by Buro Happold;

(j) Waste and Servicing Strategy and Waste Pro-forma prepared by U+I and Strategy for refuse collection and
recycling within Mayfield Gatehouse Deign Intent Statement September 2018 by Studio Egret West;

(k) Event Strategy for Grub and Event Strategy for Corporate Uses (May 2018) prepared by U+I;

(l) Recommendation within Sections 4,5 and 6 of the submitted Crime Impact Statement Version A Oct 18;

(m)Structural Strategy and Demolition Strategy within the Mayfield Gatehouse Deign Intent Statement September 2018 by Studio Egret West; and

(n) Section on Fume Extraction in Frances Hampson's e-mail dated 20-11-18.

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, including demolition works a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- A Community Consultation Strategy;
- Display of an emergency contact number;
- Details of Wheel Washing;
- Noise and vibration and dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Routing strategy and swept path analysis;
- A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

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).

4) Prior to the occupation of each individual unit requiring fume, vapour and odour extraction, a scheme for the extraction of any fumes, vapours and odours from each unit hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required for each unit together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to the Defra document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', particularly Annex B. The scheme shall be implemented in accordance with the approved details prior to first occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers of nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday
10.00 to 18.00 on Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy.

6) The commercial space within the development (including the food and drink/market/event/seating area spaces) hereby approved shall not be operational outside the following hours:

12.00 to 22.00 Monday to Friday
12.00 to 22.00 Saturday
12.00 to 18.00 Sunday

The office element of the development shall not be used outside the following hours:

07.00 to 23.00 Monday to Friday
09.00 to 23.00 on Saturdays
10.00 to 23.00 on Sundays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City 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 order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

8) In order to adequately protect residential amenity in nearby residential accommodation, limits will be required in terms of noise impact. Where entertainment noise is proposed in either Grub or Gatehouse the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively (including cumulatively Grub and the Gatehouse).

In order to meet this requirement, the development shall be operated in accordance with the recommendations within the submitted acoustic report (entitled Mayfield Temporary Use Noise Statement, ref. 035548, dated 17 February 2017, Revision 03, received via email on 20 March 2017) (application ref no 115237) . A cumulative noise limit in the centre of the site shall be no greater than 90 dBLAeq. This will ensure that the impact on the nearest sensitive receptors will not be greater than 55 dBLAeq. In terms of the low frequency noise impact, this is limited to 49 dBLeq in the 125Hz band.

Reason - To safeguard the amenities of the occupiers of the building and/or occupiers of nearby properties, pursuant to policy DM1 of Core Strategy.

9) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

In order to meet this requirement, the plant to be installed at the development shall be operated in accordance with the recommendations within the submitted acoustic report (entitled Mayfield Temporary Use Noise Statement, ref. 035548, dated 17 February 2017, Revision 03, received via email on 20 March 2017) (application ref no 115237) i.e. Cumulative plant noise must be limited to 51 dBLAeq when measured at the nearest residential locations during all times when the development is operational.

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

10) Nothwithstanding the details within SWECO's Mayfield Temporary Use, Transport Statement and Travel Plan, 118952/JS/170202
Revision 002, Report Prepared For: U and I Group PLC within 6 months of the granting of this consent a full Travel Plan to include details of implementation,the results of the monitoring and review processes and how any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented shall be submittted and approved in writing by the City Council as Local Planning Authority.

Reason:

In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy

11) Following demolition of the Royal Mail Ramp as detailed in condition 2, before construction of the bridge link commences final details of the scope of works required at the platform level to faciliate the installation of the bridge link shall be submitted to and approved by the City Council as Local Planning Authority.

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.

Signs of pigeon nesting were recorded in the building. Pigeons are capable of breeding throughout the year. Nesting pigeons have legal protection under the terms of the Wildlife & Countryside Act 1981 (as amended) and a 'general license' will be required from Natural England to allow work to proceed that would damage pigeon's nests, if present. The licence can be downloaded from the Defra website.

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

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: 4 December 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