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

ARC Inspirations Ltd
C/o Agent

Agent (if used)

Mr Nick Jones
Kilmartin Plowman & Partners Ltd
KPP Architects
Lodge House
12 Town Street
Horsforth
Leeds
LS18 4RJ

Part 1 – Particulars of the application/development

Proposal: Application to vary condition 2 (drawing numbers) of planning permission 115116/FO/2017 to allow the erection of an external bin store on Joddrell Street instead of the approved internal bin store.

Location: Vantage Point, Ground Floor , Hardman Street, Manchester, M3 3HF

Date of application: 12 April 2018

Application number: 119509/JO/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

In assessing the merits of an application for planning permission, officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. The planning officer worked with the applicant to resolve problems relating to amenity.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning on 14 June 2017.

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:

Drawings
16010-P01
16010-P03E as amended by drawing 2124-2900 to show external bin store
16010-P04 Revision B
16010-P05 Revision C
16010-P06 Revision C
16010-P07 Revision B
16010-P08
16010-P15 Revision B
16010-P16 Revision B
16010-P17 Revision A
16010-P18
16010-P60
1466-SK-001 P1
2124-3102 Proposed bin store Joddrell Street
2124-2103
Drawing showing swept path analysis received by the City Council as local planning authority on 16 May 2018

Ventilation & Comfort Cooling Strategy Statement dated 13.02.2017;
External Seating Strategy dated 09.02.2017;
Operating Schedule dated 09.02.2017;
Smoking Policy Framework dated 09.02.2017;
Crime Impact Statement Version A: 08/02/17 Reference 2014/0294/CIS/01;
Initial Background Noise Survey for Planning by Braiden Acoustics Ltd dated 23 .01.2017;
Acoustic Survey by Braiden Acoustics Ltd dated 13 March 2017;
Crime Impact, Heritage and Planning Statement dated January 2017;
Design & Access Statement dated 24.01.2017;
Waste Management Strategy, Planning Version, dated March 18, including Appendix E proforma received by the City Council as local planning authority on 12 April 2018;
UV-O Range brochure received by the City Council as local planning authority on 16 March 2018;
The Particulate Phase ESP Range brochure received by the City Council as local planning authority on 16 March 2018;
Cooking Management Strategy, Planning Version, March 18 by KPP Architects
Purified Air Preventative Maintenance Contract received by the City Council as local planning authority on 16 April 2018 and the maintenance statement within Nick Jones' email dated 16 April 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) Fumes, vapours and odours shall be extracted from the premises in accordance with:

The UV-O Range brochure received by the City Council as local planning authority on 16 March 2018;
The Particulate Phase ESP Range brochure received by the City Council as local planning authority on 16 March 2018;

The Cooking Management Strategy, Planning Version, March 18 by KPP Architects; The Purified Air Preventative Maintenance Contract received by the City Council as local planning authority on 16 April 2018 and the maintenance statement within Nick Jones' email dated 16 April 2018.

Reason - In the interests of the amenities of the occupiers 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.

4) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

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

5) Before any use hereby approved commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

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

6) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday;
10:00 to 18:00, Sundays and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) The premises shall not open outside the following hours:

Monday to Sunday: 09:00 to 02:30.

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.

8) No part of the site outside the building shall be used outside the following hours:

Monday to Sunday: 09:00 to 23:00.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

9) The use hereby approved shall not commence until the approved waste management strategy has been fully implemented. The approved strategy shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

10) No canopies indicated on the approved drawings shall be attached to the building unless and until full details of those canopies, including their size, position on the building, design and appearance, have been submitted to and approved in writing by the City Council as local planning authority. The canopies shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to policy DM1 of the Core Strategy.

11) The proposed development should be designed and constructed in accordance with the recommendations contained within section 3 of the submitted Crime Impact Statement dated (08/02/2017 - URN: 2014/0294/CIS/01) Version A.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

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: 7 June 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 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.