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

Mr Neil Scoresby
British Telecommunications plc
81 Newgate Street
London
EC1A 7AJ

Agent (if used)

Mr Matt Swindles
InLinkUK
The MET Building
22 Percy Street
London
W1T 2BU

Part 1 – Particulars of the application/development

Proposal: Full planning permission for installation of 1no. 2.9m high InLink following removal of 4no. KX100 telephone kiosks

Location: Pavement At Northern End Of Brown Street At Junction With Market Street Opposite 66 Market Street

Date of application: 12 April 2018

Application number: 118642/FO/2017

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:

The site location plan, MNC-003-SP-V1 stamped as received by the Local Planning Authority on 15 May 2018

Drawing D0002, stamped as received by the Local Planning Authority on 21 December 2017

Drawing MNC-003-EP-V1, received by the Local Planning Authority on 12 April 2018

The Proposed Schedule of Operating Conditions, received via email from Matt Swindles of InLink on 2 May 2018

The email of 4 May 2018 from Jessica Tompkinson of InLink regarding the dimming times and sensors of the InLink

The submitted Design and Access Statement, received by the Local Planning Authority on 15 May 2018

The Designs for Lighting report on Luminance Measurements InLink media screens, Revision A, dated February 2018, received via email on 9 May 2018

The InLinkUK Manchester Noise Management Plan, received via email from Jessica Tompkinson on 17 May 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) The development hereby approved shall be removed from the land on which it is situated as soon as it is no longer required for the purposes of the approved development and the land shall be made good using materials which shall be submitted to and approved in writing by the City Council as Local Planning Authority before the removal of the InLink. The development shall be carried out in accordance with the approved details.

Reason - In order to safeguard the character and appearance of the local area and its setting, pursuant to saved Unitary Development Plan policy DC18.1 and Manchester Core Strategy policies SP1 and DM1.

4) The permission hereby granted is for the installation of 1 no. 2.9m high InLink structure, to be operated in accordance with the details set out in the submitted Planning, Design and Access Statement (ref - MNC-003) excluding the details within page 13 of the statement, and for no other purposes, including the installation and operation of any cameras.

Reason - Pursuant to Core Strategy Policies SP1 and DM1.

5) Before the development commences, a management, maintenance and operational strategy must be submitted to and approved in writing by the City Council as Local Planning Authority. The strategy must include details of: inspection regimes; repair and maintenance timescales and methodologies; upgrade strategy; data collection and protection measures; and a privacy impact statement. The development shall be carried out in accordance with the approved details.

Reason - Pursuant to Core Strategy Policies SP1 and DM1.

6) The pavement/land on which the existing telephone kiosks to be removed currently sit and on which the new InLink structure to be installed would be located (if different to each other), shall be reinstated/made good following both the removal of the telephone kiosks and the installation of the InLink in accordance with a scheme that shall be submitted to and approved in writing by the City Council as Local Planning Authority before the development commences.The development shall be carried out in accordance with the approved details.

For the avoidance of doubt, the InLink hereby approved shall only be installed following the removal of the telephone kiosk which it would be replacing.

Reason - To ensure an acceptable development , 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.

Date: 7 June 2018

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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