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

Marie Hodgson
Manchester Life Development Company Limited & Silk Glass
Unit 5 Royal Mills
Redhill Street
Manchester
M4 5BA

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Variation of planning condition 24 of planning permission 108562/FO/2015/N1 to allow subdivision of the ground floor commercial unit (Unit 2) into two commercial units

Location: Cotton Field Wharf, New Union Street, New Islington, Manchester, M4 6HF

Date of application: 2 November 2017

Application number: 118030/JO/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 with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place about the appropriateness of the use. The proposal is considered to be in accordance with the development plan and therefore determined in a timely manner.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings and documents approved by planning permission 108562
Drawings P31004 Rev C, P31005 Rev C, P31002 Rev C and P31003 Rev C stamped as received by the City Council, as Local Planning Authority, on the 9 June 2015.

Drawings P30002 Rev B, P30001 Rev B, P32001 Rev B, P30003 Rev B, P30004 Rev B, P30005 Rev B and P30000 Rev B stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015

Drawings P30000 Rev E and TSK-001 stamped as recieved by the City Council, as Local Planning Authrotiy, on the 30 June 2015.

Update report 'response to consultees' prepared by Deloittee stamped as received by the City Council, as Local Planning Authority, on the 4 June 2015

Ecology appraisal prepared by Arup (Ref 235055-00), Energy and environmental standards statement prepared by Arup (ref. 235055-00), Operational recycling and waste strategy prepared by Arup (ref. 235055), Archaeology statement prepared by Arup (Ref. 235055), Crime Impact statement prepared by Design for Security (Version A 31 March 2015), Ventilation Statement prepared by Arup (ref. 235055-00), TV Reception survey prepared by Taylor electronic systems engineers (ref. 10040A/Rev A), Management Statement prepared by Manchester Life, Travel plan framework prepared by Arup (ref. 235055), Statement of community consultation prepared by Deloitte, ecology appraisal prepared by Arup (ref 235055-00), heritage statement prepared by KM Heritage, planning statement prepared by Deloitte, Transport Assessment prepared by Arup (ref. 235055) stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015

Transport Assessment Addendum (ref.235055) prepared by Arup stamped as received by the City Council, as Local Planning Authority, on the 4 June 2015

Daylight and sunlight assessment prepared by Arup stamped as received by the City Council, as Local Planning Authority, on the28 May 2015.

Drawings approved as a result of planning permission 118030

Drawing SK-RB001 Rev A stamped as received by the City Council, as Local Planning Authority, on the 26 October 2017.

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.

2) The drainage scheme shall be carried out in accordance with the following details:

- Drainage statement stamped as received by the City Council, as Local Planning Authority, on the 13 October 2015;
- C151619-HYD-C-SK002_P2 Catchment areas stamped as received by the City Council, as Local Planning Authority, on the 13 October 2015;
- C151619-HYD-XX-XX-DR-C-001_P2 drainage layout stamped as received by the City Council, as Local Planning Authority, on the 13 October 2015
- Drainage calculations stamped as received by the City Council, as Local Planning Authority, on the 13 October 2015
- Further drainage details stamped as received by the City Council, as Local Planning Authority, on the 19 October 2015

The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

3) a) The development shall be carried out in accordance with the following information in respect of the ground conditions:

o Email from Danny Hope of Hydrock, Silk Glass Final Issue, Dated: 14 October 2015.
o Geoenvironmental Interpretative Report, Silk Glass, Manchester, Hydrock, Reference: C151619-HYD-XX-XX-RP-G-001, Dated: October 2015.
o Remediation Method Statement, Silk Glass, Manchester, Hydrock, Reference: C151619-HYD-XX-XX-RP-G-002, Dated: October 2015.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

4) The construction management of the development shall be carried out in accordance with the following details:

- Construction management project strategy Plan stamped as received by the City Council, as Local Planning Authority, on the 7 October 2015.
- Technical Note prepared by Atkins dated 17 July 2015;
- Site access plan;
- Car park management plan stamped as received by the City Council, as Local Planning Authority, on the 30 November 2015.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and to prevent any detriment to the Rochdale Canal and its users, and avoid damage to or contamination of the waterway and ground water including from wind blow, seepage or spillage at the site, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) The development shall be carried out in accordance with the provision of mitigation for shading a section of Rochdale Canal prepared by ADAS stamped as received by the City Council, as Local Planning Authority, on the 13 October 2015. The approved details shall be implemented as part of the development and shall be in place prior to the first occupation of the development.

Reason - To determine the impact of the development on the ecology within the Rochdale Canal and to devise appropriate mitigation where necessary pursuant to policy EN9 of the Manchester Core Strategy (2012).

6) No clearance of vegetation or trees from the site should be carried out during the bird nesting season (March to July inclusive).

Reason - To protect existing habitats for birds, pursuant policies EN15 and DM1 of the Manchester Core Strategy (July 2012).

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

8) The development shall be constructed in accordance with the following materials as indicated on the following information:

- Drawing WP013-WIN-ALL-DE-WD07 Rev C02 stamped as received by the City Council, as Local Planning Authority, on the 3 April 2017
- Materials specification schedule stamped as received by the City Council, as Local Planning Authority, on the 3 April 2017

The approved materials shall then be used in the construction of the development.

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, EN1, H1 and DM1 of the Manchester Core Strategy.

9) Within three months of the date of this planning permission, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, details are to be

provided that further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

10) The hard and soft landscaping shall be carried out in accordance with the following information:

- (90) 5021 Rev C and (90) 5022 Rev D, CBA-LSA-EXT-GA-0010 Rev FA02, CBA-LSA-EXT-GA-0030-FA01-01, CBA-LSA-EXT-GA-0031-FA01-0, CBA-LSA-EXT-SCH-0001 and CBA-LSA-EXT-SCH-0002 stamped as received by the City Council, as Local Planning Authority, on the 13 October 2017

The above information is considered to be acceptable. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

11) The boundary treatment shall be carried out in accordance with the following details:

- (90) 5021 Rev C and (90) 5022 Rev D stamped as received by the City Council, as Local Planning Authority, on the 13 October 2017
The approved details shall then be implemented prior to the first use of the development hereby approved and shall thereafter be retained and maintained in accordance with these 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 in order to comply policies SP1 and DM1 of the Core Strategy.

12) The development hereby approved shall be carried out in accordance with the Environmental Standards statement prepared by Deloitte stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

13) The plant shall be carried out in accordance with the noise assessment addendum and noise assessment prepared by Arup (ref. 235055-25) stamped as received by the City Council, as Local Planning Authority, on the 19 June 2015 and 9 June 2015 respectively
The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To minimise the impact of plan on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) Prior to the first use of the commercial units as indicated on drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, 30 June 2015 and drawing SK-RB001 Rev A stamped as received by the City Council, as Local Planning Authority, on the 26 October 2017, should fume extraction be required details of how the fumes, vapours and odours shall be extracted and discharged from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the commercial premises and thereafter retained and maintained in situ.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) The acoustic treatment and insulation of the commercial accommodation shall be carried in accordance with the noise assessment addendum and noise assessment prepared by Arup (ref. 235055-25) stamped as received by the City Council, as Local Planning Authority, on the 19 June 2015 and 9 June 2015 respectively. The approved scheme shall then be implemented prior to the first use of the commercial accommodation and thereafter retained and maintained.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)

16) The acoustic treatment and insulation of the residential accommodation shall be carried in accordance with the noise assessment addendum and noise assessment prepared by Arup (ref. 235055-25) stamped as received by the City Council, as Local Planning Authority, on the 19 June 2015 and 9 June 2015 respectively. The approved scheme shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) The development hereby approved shall be carried out in accordance with the waste management strategy and drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015 and 30 June 2015 respectively. The refuse arrangements shall be put in place prior to the first occupation of the development and remain in situ for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

18) Prior to the first use the commercial units as indicated on drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 30 June 2015 and drawing SK-RB001 Rev A stamped as received by the City Council, as Local Planning Authority, on the 26 October 2017, details of any roller shutters to the ground

floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

19) The lighting scheme shall be carried out in accordance with the following information:

- AMN_ELE_ALL_GA-61-001 Rev C03 stamped as received by the City Council, as Local Planning Authority, on the 13 October 2017
The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the 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 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.

21) Commercial and landlord deliveries, servicing and collection including waste collections associated with the commercial units and central residential facilities shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
Sundays (and Bank Holidays): No deliveries/waste collections

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) The commercial premises hereby approved (including external seating areas), as indicated on drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 30 June 2015 and drawing SK-RB001 Rev A stamped as received by the City Council, as Local Planning Authority, on the 26 October 2017 shall not be open outside the following hours:-

Monday to Saturday	08.00hrs - 23.00hrs
Sundays	09.00hrs - 23.00hrs

The external seating areas shall not allow for the use of amplified sound or any music at any time.

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.

23) The commercial units as shown on drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 30 June 2015 and drawing SK-RB001 Rev A stamped as received by the City Council, as Local Planning Authority, on the 26 October 2017 shall remain as shown and shall not be sub divided without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

24) The commercial premises, as indicated on drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 30 June 2015 and drawing SK-RB001 Rev A stamped as received by the City Council, as Local Planning Authority, on the 26 October 2017 can be occupied as A1, A2, A3, B1 or D1 (with the exception of a place of worship) . The first use of each of the commercial units to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission subject to the requirements of the Town and Country Planning (General Permitted Development) Order 1995.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester .

25) In the event that the commercial units are occupied as a D1 use, prior to the first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

_ Details of outdoor play spaces, including details of boundary treatment, equipment and storage;
_ A management plan for 'pick up' and 'drop off', car parking and servicing. For the voidance of doubt, this shall include details of waiting area within the curtilage of the site (including plan clearly showing the demarcation of the car park) and management of car parking arrangement when the car park is at full capacity including management of potential on street parking
The approved details shall then be implemented and remain in place for as long as the development is in use for D1 purposes.

Reason - To ensure satisfactory amenity space and management plan for pick up and drop off is put in place for a nursery, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) The residential management of the building shall be carried out in accordance with the following information:

- Manchester Life Assured Shorthold tenancy Agreement;
- House Rules Cotton Field Wharf;
- Executive summary

The above information was stamped as received by the City Council, as Local Planning Authority, on the 27 September 2017
The approved management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

27) The development shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015. The development shall only be carried out in accordance with these approved details. Within 3 months of the date of this planning permission the Council as local planning authority shall have received written confirmation of a Secured by Design accreditation.

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.

28) The development hereby approved shall be carried out in accordance with the Travel plan framework prepared by Arup (ref. 235055) stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015.
In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

29) Prior to the first occupation of the building, 204 cycle stands shall be implemented in accordance with the drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 30 June 2015. The cycle stands shall be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first occupation of the development hereby approved, the car parking layout, as indicated on drawing P30000 Rev E stamped as received by the City Council, as Local Planning Authority, on the 30 June 2015 shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

31) The development shall be carried out in accordance with the Statement prepared by Manchester Life stamped as received by the City Council, as Local Planning Authority, on the 29 September 2017 in respect to sustainable travel and car clubs. The approved details shall be implemented and made available prior to the first occupation of the development and thereafter retained and maintained.

Reason - To promote car sharing and other sustainable modes other than the car at the application site pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

32) Within six months of the first occupation of the development, the results of employment and training initiatives in respect of the commitment to recruit local labour and local apprenticeships, as detailed in paragraphs 5.26-5.34 of the planning statement prepared by Deloitte stamped as received by the City Council, as Local Planning Authority, on the 9 April 2015 will be reported and approved ion writing by the City Council, as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1 of the Manchester Core Strategy (2012).

33) The building recesses shall be secured in accordance with the following details:

- (90) 5021 Rev C and (90) 5022 Rev D stamped as received by the City Council, as Local Planning Authority, on the 13 October 2017
The approved scheme shall then be implemented prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure that the recess areas do not encourage loitering pursuant to polices SP1 and DM1 of the Manchester Core Strategy (2012).

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: 18 January 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.