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 Ken Richards
Manchester City Council
Development Team
Level 8 Town Hall Extension
P.O Box 532
Manchester
M60 2LA

Agent (if used)

Miss Sarah Campbell
PRP Architects
Croxley House
14 Lloyd Street
Manchester
M2 5ND

Part 1 – Particulars of the application/development

Proposal: City Council Development Change of use approval from Class D1 (Education use) to B1 (Business use) , enclosure of the existing courtyard and creation of a circulation deck for each floor within the courtyard, reconfiguration of the floorspace, provision of refuse store , and alterations to the existing landscaping and parking arrangements , together with a new vehicle entrance barrier.

Location: One Central Park , Northampton Road, Manchester, M40 5BP

Date of application: 14 September 2017

Application number: 117581/VO/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

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to traffic 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 drawings numbered :-

Plan ref: 2000 rev.A (existing location plan); 2001 rev.A (existing site plan); 2002 rev.A (existing ground floor plan); 2003 rev.A(existing first floor plan) ; 2004 rev.A (existing second floor plan); 2005 rev.A (existing third floor plan); 2006 rev.A (existing fourth floor); 2007 rev.A(existing roof plan); 2030 rev.A (existing section A-A sheet 1); 2031 rev.A (existing section A-A sheet 2) ; 2050 rev.A (existing elevations east and south); 2051 rev.A (existing elevations west and north west); 2052 rev.A (existing elevations north east and north CTYD); 2053 rev.A (existing elevation west CTYD); 2054 rev.A (existing elevations north and south CTYD); 2055 rev.A (existing elevations south and west CTYD);

Plan ref: 2010 rev.A (proposed site plan); 2011 rev.A(proposed ground floor plan); 2012 rev.A (proposed first floor plan) ; 2013 rev.A (proposed second floor plan); 2014 rev.A (proposed third floor plan); 2015 rev.A (proposed fourth floor); 2016 rev.A (proposed roof plan); 2040 rev.A (existing section A-A sheet 1); 2041 rev.A (proposed section A-A sheet 2) ; 2060 rev.A (proposed elevations east and south); 2061 rev.A (proposed elevations west and north west); 2062 rev.A (proposed elevation north east).

Design and Access Statement; Environmental Statement for Planning; Kitchen ventilation statement; Crime Impact Statement ref: 2014/0455/CIS/01; Acoustic Report Revision 1 14/07/2017; Arboricultural Impact Assessment; Geo-Environmental Ground Investigation ref: 3010-02; Framework Travel Plan ref: VN70822; Transport Statement VN70822;

Email from planning agent confirming lid to bin store dated 23rd October 2017.

Plan ref: OCP-PRP-ZZZ-ZZ-DR-A-04083 and 3D visual received by e-mail dated 2nd November 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 for Manchester.

3) Prior to commencement of works on site, a construction method statement (including details of any vibro compaction works, wheel cleaning , hours of operation), and a strategy for the management of construction traffic, (including information regarding site approach routes, and directional signage) shall be submitted to and approved in writing by the City Council as local planning authority. The construction method statement and strategy shall be implemented in full throughout the construction period.

Reason - In the interests of highway and railway safety, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) The development shall be implemented in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (15/09/2017 - URN:2014/0455/CIS/01) and the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secure by Design accreditation.

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

5) The development hereby approved shall be implemented in accordance with the submitted Environmental Statement for Planning ref: 60531864 received 14th September 2017. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

6) Within 3 months of the Class B1 (business use) commencing details of type f secure bicycle parking shall be submitted to and approved in writing by the City Council as local planning authority, and in accordance with the locations shown on plan ref: AA6525 2010 rev.A. These facilities shall then be permanently retained and reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant T1and DM1 of the Core Strategy for Manchester.

7) The development hereby approved shall be implemented in accordance with the submitted Framework Travel Plan ref: VN70822; received 14th September 2017. 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 to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

8) No loading or unloading to the Class B1, development (including and deliveries, servicing, waste collections), shall be carried out outside the following hours: 07:30 to 20:00, Mondays to Saturdays with no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In the interests of residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Core Strategy for Manchester.

9) Before the proposed Offices (Class B1) and ancillary café use commences, a scheme for the extraction of any fumes, vapours and odours from the premises

(including details of the maintenance schedule are required, including any filter changes) thereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.
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 eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester.

10) Before first use the building as Class B1 offices , 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 nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

11) The development shall be implemented in accordance with the submitted waste management strategy and shall remain in situ whilst the use or development is in operation.
Reason -To protect the amenity and public health of the occupiers , once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

12) The development shall be constructed and completed in accordance with the details provided in the Flood Risk and Surface Water Drainage Assessment, Integra Consulting Ref 3010-FRA, August 2017.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system as the application site is located within an identified Critical Drainage Area pursuant to policy EN17 of the Core Strategy.

13) The development shall be implemented in accordance with the Arboricultural Impact Statement received on 14th September 2017. The replacement tree planting shall be implemented not later than 12 months from the date the office use commences. 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.

14) Prior to the installation of the proposed barrier within the development, full detailed designs of the barriers, together with the location , and specifications of the method of

control (closure and locking mechanisms) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - In the interests of highway safety and pedestrian safety, pursuant to policies DM1, SP1 and T1 of the Core Strategy for Manchester.

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.

Whilst the development has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

If any waste from the construction is to be stored on the highway the applicant will need to contact the Highways Applications and Network Resilience teams via Contact Manchester to arrange for a permit to be issued.

Date: 9 November 2017

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.