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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Lend Lease Residential (North West) Limited
3rd Floor The Venus
1 Old Park
Trafford
M41 7HG

Agent (if used)

Mr Pete Gleave
Deloitte LLP
1 City Square
Leeds
LS1 2AL

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for works within the curtilage of a Listed Structure associated with the creation of surface car park and secure bicycle store ancillary to the erection of two residential buildings (Use Class C3) with a link building, comprising 191no apartments, residential amenity areas, car parking, bicycle parking, public realm and landscape works, access and servicing arrangements, and associated works, following demolition of the existing buildings and plant.

Location: Potato Wharf , Manchester, M3 4LA

Date of application: 13 February 2017

Application number: 115000/LO/2017

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers will work with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the listed building consent application. No problems arose in the processing of this application.

Condition(s) attached to this decision

1) The development must be begun not later than 3 November 2018.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

N5762/C800-15/012 Rev 0 - Plot 3 Viaduct Elevation
N5762/C800-14/011 Rev 0 - Plot 1 _ 2 Viaduct Elevation
N5762/C800-15/010A-2 Rev A - Topographical Survey

PW3&4-WA-DRG-04-0700 -Location Plan
PW3&4-WA-DRG-04-0701 - Existing Site
PW3&4-WA-DRG-04-0750 - Proposed Site
PW3&4-WA-DRG-04-0751 -Site Plan Ground Floor
PW3&4-WA-DRG-04-0752 - Site Plan First Floor
PW3&4-WA-DRG-05-1150 - Site Elevations
PW3&4-WA-DRG-05-1155 - Site Section & Visuals
PW3-WA-DRG-07-3010 - Block 3 Ground Floor Plan
PW3-WA-DRG-07-3011 - Block 3 First Floor Plan
PW3-WA-DRG-07-3012 - Block 3 Second Floor Plan
PW3-WA-DRG-07-3013 - Block 3 Third Floor Plan
PW3-WA-DRG-07-3014 - Block 3 Fourth Floor Plan
PW3-WA-DRG-07-3015 - Block 3 Fourth Floor Plan
PW3-WA-DRG-07-3016 - Block 3 Sixth Floor Plan
PW3-WA-DRG-07-3017 - Block 3 Seventh Floor Plan
PW3-WA-DRG-07-3018 - Block 3 Roof Plan
PW3-WA-DRG-05-3150 - Block 3 Elevation 1
PW3-WA-DRG-05-3151 - Block 3 Elevation 2 & 4
PW3-WA-DRG-05-3152 - Block 3 Elevation 3
PW3-WA-DRW-06-3175 - Block 3 Section A-A
PW3-WA-DRG-06-3176 - Block 3 Section B-B
PW3-WA-DRG-06-3177 - Block 3 Section C-C
PW3-WA-DRG-06-3178 - Block 3 Section D-D
PW3-WA-DRG-21-3201 - Strip Section 01
PW3-WA-DRG-21-3202 - Strip Section 02
PW3-WA-DRG-21-3203 - Strip Section 03
PW3-WA-DRG-21-3251 - Bay Study 01
PW3-WA-DRG-21-3252 - Bay Study 02
PW3-WA-DRG-21-3253 - Bay Study 03
PW3-WA-DRG-21-3254 - Bay Study 04
PW3-WA-DRG-21-3255 - Bay Study 05
PW4-WA-DRG-07-4010 - Block 4 Ground Floor Plan
PW4-WA-DRG-07-4011 - Block 4 First Floor Plan
PW4-WA-DRG-07-4012 - Block 4 Second Floor Plan
PW4-WA-DRG-07-4013 - Block 4 Third Floor Plan
PW4-WA-DRG-07-4014 - Block 4 Fourth Floor Plan
PW4-WA-DRG-07-4015 - Block 4 Fifth Floor Plan
PW4-WA-DRG-07-4016 - Block 4 Sixth Floor Plan
PW4-WA-DRG-07-4017 - Block 4 Seventh Floor Plan
PW4-WA-DRG-07-4018 - Block 4 Roof Plan
PW4-WA-DRG-05-4150 - Block 4 Elevation 1
PW4-WA-DRG-05-4151 - Block 4 Elevation 2 & 4
PW4-WA-DRG-05-4152 - Block 4 Elevation 3
PW4-WA-DRG-06-4175 - Block 4 Section A-A
PW4-WA-DRG-06-4176 - Block 4 Section B-B
PW4-WA-DRG-06-4177 - Block 4 Section C-C
PWP-WA-DRG-07-5010 - PRS Link Ground Floor Plan

PWP-WA-DRG-07-5011 - PRS Link First Floor Plan
PWP-WA-DRG-07-5012 - PRS Link Second Floor Plan
PWP-WA-DRG-05-5150 - PRS Link Elevations 1 & 2
PWP-WA-DRG-05-5151 - PRS Visual Link
PWP-WA-DRG-06-5175 - PRS Link Sections
PWP-WA-DRG-21-5251 - PRS Link Bay Study

PW34-LP-97-G-DWG-L00-0001_P4
PW34-LP-97-G-DWG-L00-0001_P3
PW34-LP-97-G-DWG-L00-0003_P3
PW34-LP-97-G-DWG-L00-0004_P3
PW34-LP-97-G-DWG-L00-0100_P1

C1114-401.4 - Autotracking Sheet 4 of 5;

Deloitte Response to MCC Highways note received by the City Council as local planning authority on 6.4.2017;

Curtins Technical Note Ref: 063779-ICMA-TN-001, dated 10 February 2017;

Urban Microclimate letter to Lend Lease Residential (North West) Ltd, dated 10 February 2017;

Design and Access Statement by Weedon Architects dated January 2017;

Surface Water Drainage Maintenance C1114/DR/EAJ/Z0143 by Shepherd Gilmour Infrastructure August 2013;

Lend Lease by RLB June 2015;

Planning Statement by Deloitte dated January 2017;

Archaeological Desk-Based Assessment by Oxford Archaeology North dated May 2015;

Written Scheme of Investigation for an Archaeological Evaluation Version 1.0 by Salford Archaeology dated 25.05.2016;

Extended Phase 1 Habitat Survey by WSP, dated June 2015;

Waste Management Strategy received by the City Council as local planning authority on 11 January 2017;

Crime Impact Statement Version A: 14th May 2015;

Code for Sustainable Homes Pre-Assessment Estimator Tool by BRE Global;

Pre-Consturction Survey by TVA Installations, dated 14 April 2015;

Wind Microclimate report by Urban Microclimate Limited dated April 2015;

Report on Existing Noise Climate by Hoare LEA;

Transport Statement and Framework Travel Plan by Shepherd Gilmour received by the City Council as local planning authority on 11 January 2017;

Tree Survey and Impact Assessment, Tree Protection Plan and Aboricultural Method Statement by Midland Forestry, dated 16 June 2015 ;

Sunlight, Daylight and Overshadowing Assessment by Hulley ECO, dated April 2015;

Energy Statement by Hulley ECO dated May 2015;

Environmental Standards Statement and Code for Sustainable Homes Pre-Assessment Report by Hulley ECO April 2015;

Ongoing Management Strategy by Livingcity Asset Management, dated May 2015;

Air Quality Assessment by AECOM dated 7th December 2016;

Flood Risk Assessment and Drainage Statement by Shepherd Gilmour Infrastructure Ltd (C1114-Z0115 Version REV A) dated June 2015; and

Phase I Geo-Environmental Site Assessment by e3p, report ref: 10-609-r1, dated June 2015;

Phase II Geo-Environmental Site Assessment by e3p, report ref: 10-609-r3, dated April 2016;

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) Before any works to the proposed car park surface are commenced on site full details of the junction of the proposed surface treatment to the car park area and the listed railway viaduct structure shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details shall include accurate, annotated, large scale plan, elevation and cross sections drawings.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy, and saved Policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of 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.

Date: 27 April 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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.