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

Network Rail Infrastructure Ltd
One Eversholt Street
London
NW1 2DN

Agent (if used)

Miss Eimear Cheetham
Network Rail Infrastructure Ltd
Northern Hub Central Alliance
Project Office
Water Street
Manchester
M3 4BF

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for proposed strengthening works to arches 'COL' 119, 128 and 129 on the Manchester South Junction and Altrincham Railway (Castlefield Viaduct).

Location: Railway Arches At COL 119A (near Woollam Place) And COL 128/129 In Compound 2, Water Street. The Arches Are Located On The Manchester South Junction And Altrincham Railway (Castlefield Viaduct) Manchester

Date of application: 12 August 2016

Application number: 113609/LO/2016

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

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 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:

NHE_127523-5804-OCD-WPA-DDR-A-100319 P02 - COL 119A Proposed Plan stamped on 09 September 2016 by Manchester City Council as local planning authority.

NHE_127523-5804-OCD-WPA-DDR-A-100309 P05 - COL 119A Proposed Sections stamped on 09 September 2016 by Manchester City Council as local planning authority.

NHE_127523-5804-OCD-WPA-DDR-A-100308 P07 - COL 119A Proposed Elevations stamped on 09 September 2016 by Manchester City Council as local planning authority.

NHE_127523-5804-OCD-WPA-DDR-A-100313 P01 - COL 119A Demolition Elevation and Section stamped on 12 August 2016 by Manchester City Council as local planning authority.

NHE_127523-5804-OCD-WPA-DDR-A-100314 P01 - COL 119A Demolition Plan Section 3 stamped on 12 August 2016 by Manchester City Council as local planning authority.

NHE_127523-5804-OCD-WPA-DDR-C-160260-B01 - COL 128/129 Tie Bar and Pattress Plate Detail stamped on 12 August 2016 by Manchester City Council as local planning authority.

NHE_127523-5804-OCD-WPA-DDR-A-100340 P01 - COL 128/129 Proposed Sections stamped on 12 August 2016 by Manchester City Council as local planning authority.

NHE 127523-5804-OCD-WPA-DDR-A-100103 Rev P04 stamped on 12 August 2016 by Manchester City Council as local planning authority.

Design and Access Statement by Network Rail dated August 2016 (stamped on 09 September 2016).

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to Paragraphs 128, 129, 131 and 132 of the National Planning Policy Framework and Policies SP1 and DM1 (Development Management) and EN3 (Heritage) of the Manchester 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

Date: 26 October 2016

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 First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he 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 First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.