MANCHESTER CITY COUNCIL

IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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 the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Blue Tree Estates - Mr Simon Kimble Church Street Altrincham Cheshire WA14 4DW	Mr Nick Berry 31 Blackfriars Road Salford M3 7AQ

Part I – Particulars of Application

Date of Application	Application ref. no.
16 April 2008	086181/FO/2008/C3

Particulars and location of development:

External alterations including window replacement, single storey glazed rear entrance extension and making good of adjacent canal-side area as part of the refurbishment of the existing building in association with a change of use to two office units (Use Class B1)

Former Congregational Chapel
378-380 Deansgate
Manchester
M3 4LY

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision Approved
The application is approved on the basis that the proposal is in accordance with the provisions of the City Council's Unitary Development Plan, in particular Policies I1.4, I1.6, I2.1, I3.1, E1.5, E1.6, E2.7, E3.3, E3.6, E3.8, R1.1, T3.7, RC3, RC4, RC5, RC7, RC8, RC9, RC20 (Area 27), DC9 and DC18 and there are no material considerations of sufficient weight to indicate otherwise.
Date of Decision 11 June 2008

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

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) No loading or unloading shall be carried out on the site outside the hours of:

7:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 of the Unitary Development plan for the City of Manchester.

3) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of Visual Amenity and Public Safety in accordance with policy H2.2 of the Unitary Development plan for the City of Manchester.

4) Before the building hereby approved is first occupied it shall be 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 property.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

5) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently 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 in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

6) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. 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 Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

7) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

8) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy DC18.1 'Conservation Area' of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details shown in the submitted application and before the development hereby granted planning permission is commenced on site the following shall be submitted to, and approved in writing by the City Council as the Local Planning Authority:
(a) Confirmation of the proposed treatment of each of the existing external windows and doors;
(b) Accurate, annotated elevation, plan and cross-section drawings showing the detailed design and specification of any proposed works to any of those existing external doors and windows to be retained; and
(c) Accurate, annotated elevation, plan and cross-section drawings showing the detailed design and specification of any proposed replacement windows and doors including the frame profile, subdivision of window openings, the location and direction of any opening lights, the materials to be used and their finish and colour and the type of glazing to be used.

Reason

To ensure that the appearance of the development is acceptable to the City Council as the Local Planning Authority in the interests of the visual amenity of the area within which the site is located pursuant to Policies E2.7, I3.1, E3.3 and DC18.

10) Before the development hereby granted planning permission is commenced on site a scheme for the treatment of the canalside area within the application site shall be submitted to, and approved in writing by, the City Council as the

Local Planning Authority. This scheme shall allow for this on-site area to be perceived in visual and use terms as a continuation of the publicly accessible adjacent canal tow path. The approved scheme shall be implemented in full before any part of the development is first brought into use.

Reason

In the interests of amenity, in particular given the prominent location of this canalside area within the Castlefield Conservation Area and as it forms part of the setting of the Grade II listed application building, pursuant to Policies E2.7, E3.6, E3.8, RC4, RC5, RC20 (Area 27), DC18 and DC19 of the adopted Unitary Development Plan for the City of Manchester.

11) The planning permission hereby granted does not grant, or imply a grant of, planning permission for any externally mounted plant, equipment or advertisements either on the application building or within any external areas of the application site.

Reason

For the avoidance of doubt.

12) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

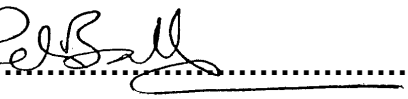
The drawings by OMI Architects referenced:

L-001B, L-010F, L-015A, L-017A, L-020B, L-021B, L-022A, , L-024, L-030A, L-031A, L-032, L-033, L-040, L-044, L-041 all stamped as received by the local planning authority on 17th March 2008
L-011K, L-012J, L-013H, L-014B, L-016D, L-023A all stamped as received by the local planning authority on 7th April 2008

The Seceuroguard shutter details, window replacement justification and the summary of principle changes to application stamped as received by the local planning authority on 7th April 2008
The Description of works and Design and Access Statement prepared by OMI Architects, the Bat Survey prepared by AMEC Earth & Environmental and the Enviornmental Noise Assessment prepared by BDP Acoustics stamped as received by the local planning authority on 17th March 2008
The PPG15 Statement stamped as received by the local planning authority on 12th March 2008
The BREEAM Assessment prepared by Scott Hughes and the letter from OMI Architects stamped as received by the local planning authority on 2nd June 2008
The letters from OMI Architects dated 7th April 2008 and 18th April 2008.
The email from OMI Architects dated 10th June 2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to employment policies I1.4, I1.6, I2.1, I3.1, environmental improvement and protection policies E1.5, E1.6, E2.7, E3.3, E3.6, E3.8, transport policy T3.7, Policies RC3 'Mixed Uses', RC4 'Environment', RC7 'Gateway Sites', RC8 'Amount of Office Development', RC9

'Location of Office Development', RC20 (Area 27), and development control policies DC9.1 'Access for Disabled People' DC18.1 'Conservation Areas and DC19.1 'Listed buildings', of the Manchester Unitary Development Plan.

Signed**.....**

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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.

4. 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.

5. 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

6. 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.