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.
- A fee of £85 is payable for each request to discharge conditions.
- 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
Manchester Airport Developments Ltd C/o Agent	White Young Green Regatta House Clippers Quay Salford Quays Manchester M50 3XP

Part I – Particulars of Application

Date of Application	Application ref. no.
10 September 2009	086879/FO/2008/S2

Particulars and location of development:

Erection of one air freight transit unit (18,238sqm of floorspace) and the re-alignment and upgrade of Avro Way/Runger Lane, together with associated car parking, landscaping and ancillary works

Land Adjacent To Runger Lane
Woodhouse Park
Manchester

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
on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Environmental Information contained in the Environmental Impact Assessment provided with the application.

Policy H2.2 states that the City Council will not normally allow development which will have an unacceptable impact on residential areas. It is not believed that the proposed development will have a detrimental impact in terms of noise, vibration, traffic generation, road safety and air pollution or through its scale and appearance.

Policy EW20 states that the future expansion of, and future development at, Manchester Airport will take place within the Airport Operational Area. The application site is located within the Airport Operational Area.

Policy EW21 states that a 'Major Developed Site' within the Green Belt has been identified at Manchester Airport and that infilling and re-development within the boundary of this site will be treated as appropriate development providing it meets the tests set out in Annex C of PPG2 and is in line with the developments and uses listed within the policy reason. The proposal meets the tests set out in PPG2 and is one of the uses listed within the policy reason.

Policy EW24 states that the City Council will seek to ensure that a high standard of landscaping is provided throughout the Airport Operational Area, it is believed that the proposed landscaping scheme will accord with this policy.

Policy EW25 states that in considering applications for development within the Airport Operational Area, the City Council will require a high standard of design which reflects the prestigious nature of an international gateway Airport and its location with and adjacent to the Greater Manchester Green Belt. It is believed that the proposal will accord with this policy.

Policy E2.1 states that within the Green Belt planning permission will not be granted, except in very special circumstances, it states further that the City Council will ensure that the visual amenities of the Green Belt are not injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice its main purpose, might be inappropriate by reason of their siting, materials or design. The proposal meets the tests set out in PPG2 and is sited within 'Major Developed Site' within the Green Belt, it is therefore considered to be appropriate development.

Policy E2.3 states that the City Council will protect important wildlife habitats, and where appropriate, will designate areas as local nature reserves. The proposed mitigation measures will protect the existing Great Crested Newts colony.

Policy T4 states that in dealing with all proposals connected with the Airport, the City Council will continue to pursue its present policy of seeking to promote its development in a way which is environmentally a sensitive. It is anticipated that the proposal will achieve a very good BREEAM rating.

DC16 states that in considering development proposals for any site, the retention of existing trees and the planting of new trees within the public highway and along the public frontages of the site will be encouraged by the City Council. The applicants are proposing extensive planting between the site and the realigned Runger lane and also along the eastern bank of the M56 motorway.

Date of Decision 19 November 2009

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) 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: 15435/AO/020F; A1/021L; 022/D; 023/C; 026/F; 027/C; 028/F; 210/A; Ecological Assessment (TEP April 2008)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 and policies EW20, EW23, EW24, EW25, EW30 and E2.3 of the Manchester Unitary Development Plan.

3) 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 EW25 of the Unitary Development Plan for the City of Manchester.

4) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. 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, unless otherwise agree in writing by the City Council as local planning authority.

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 policy EW24 of the Unitary Development Plan for the City of Manchester and pursuant to the guidance contained within Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002

5) Development shall not commence until a licence pursuant to the Conservation (Natural Habitats etc) Regulations 1994 authorising the disturbance of any great crested newts on or resorting to the site has been issued .

Reason - for the protection of great crested newts and so as to ensure compliance with directive 92/43/EEC (the Habitats Directive)

6) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the buildings are occupied in order to comply with Policy T2.6 of the Unitary Development Plan for the City of Manchester.

7) 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".

8) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. 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.

9) Prior to the commencement of the development hereby approved, detailed plans of the internal ancillary office accommodation shall be submitted to and be approved by the City Council as Local Planning Authority and therefater implemented in accordance with those approved details.

Reason - To ensure that the development is accessible for disabled employees and visitors, pursuant to Policy DC9 in the Unitary Development Plan for the City of Manchester.

10) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason - To reduce the increased risk of flooding, pursuant to Planning Policy Statement 25, "Development and Flood Risk"

11) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the development shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with, the site being drained. Roof water shall not pass through the interceptor.

Reason - To prevent pollution of nearby watercourse, pursuant to Planning Policy Statement 25, "Development and Flood Risk"

12) It is anticipated that cranes may be used in the construction process. Cranes, whilst they are temporary, can be a hazard to air safety, due to their height. The developer or crane operator should notify Manchester Airport Airfield Operations at least 1 month in advance of requiring to erect or to use a crane or any other tall construction equipment. Provided there is no conflict with any aerodrome safeguarding criteria; a Manchester Airport Crane permit will be issued.

Reason - To ensure that Manchester Airport's obstacle limitation surfaces are protected and to ensure the safe operation of aircraft, pursuant to the guidance contained within Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002

13) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

14) Prior to the commencement of the development hereby approved, details of the incorporation of the approved development into Manchester Airport's Travel Plan shall be submitted to and approved by the City Council as Local Planning Authority. The amended Travel Plan shall then be implemented and maintained in accordance with those approved details within 2 months of occupation of the development hereby approved unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To encourage the use of transport other than single occupancy of a car in accordance with the principles of sustainable transport, pursuant to the provisions contained within Planning Policy Guidance 13.

15) Prior to the commencement of the development hereby approved, details of a scheme for emergency access to Hasty Lane shall be submitted to and approved in writing by the Local Planning Authority as City Council. The approved scheme shall then be implemented prior to occupation of the development and retained thereafter unless otherwise agreed in writing by the Local Planning Authority as City Council.

Reason - In the interests of highway safety and to ensure that adequate access is provided for the approved development, pursuant to Policies T4.2 and H2.2 in the Unitary Development Plan for the City of Manchester.

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.