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

Shell UK Limited
C/O Agent

Agent (if used)

Miss Alexandra Alarcon
Jones Lang LaSalle
One Piccadilly Gardens
Manchester
M1 1RG

Part 1 – Particulars of the application/development

Proposal: Erection of single-storey extension within courtyard of Brabazon House including installation of plant and machinery to roof and elevational alterations

Location: Brabazon House, Concord Business Park, Threapwood Road, Wythenshawe, Manchester, M22 5LA

Date of application: 9 July 2013

Application number: 102969/FO/2013/S2

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 31 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The applicant sought to agree the appropriate level of information with the City Council prior to the submission of the application. The proposal is considered to be in accordance with the development plan and therefore determined in a timely manner.

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 following drawings and documents:

Drawings -A-PLNG-00-09 Rev B, -A-PLNG-00-07 Rev B, -PLNG-01-05 Rev B, -A-PLNG-00-10 Rev B, -A-PLNG-00-11 Rev B, -A-PLNG-00-08 Rev B, -A-PLNG-00-03 Rev B and -A-PLNG-00-06 Rev B stamped as received by the City Council, as Local Planning Authority, on the 9 July 2013.

Transport Statement prepared by Curtins Consulting (ref. TPMA1061/TS), Supporting letter (ref: Courtyard Infill) from Alexandra Alarcon, waste management strategy, Travel Plan monitoring report prepared by Curtins Consulting (ref. TPMA1061/TP) stamped as received by the City Council, as Local Planning Authority, on the 9 July 2013.

Plant noise egress report prepared by Sandy Brown (ref 13234-R01-B) stamped as received by the City Council, as Local Planning Authority, on the 15 July 2013.

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) 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.

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 policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall be carried out in accordance with the plant noise egress report prepared by Sandy Brown (Ref. 13234-R01-B) stamped as received by the City Council, as Local Planning Authority, on the 17 July 2013. The approved details shall be implemented prior to the first use of the development hereby approved and retained and maintained thereafter.

Reason - To reduce the noise from the plant equipment pursuant to policy DM1 of the Manchester Core Strategy (2012) and extant policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the commencement of the development details of a proprietary gas protection membrane shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first used of the proposal hereby approved and thereafter retained and maintained.

Reason - In order to alleviate any possibility of landfill gas ingress to the building, pursuant to policies DM1 and EN18 of the Core Strategy.

6) The refuse and waste management shall be carried out in accordance with drawing A-PLNG-00-11 Rev B and waste management strategy stamped as received by the City Council, as Local Planning Authority, on the 9 July 2013. The refuse arrangements shall be carried out in accordance with these approved details and retained and maintained thereafter.

Reason - To ensure satisfactory refuse arrangement exist for the proposed development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) The development hereby approved shall be carried out in accordance with the Travel Plan Monitoring Report prepared by Curtins Consulting (TPMA1061/TP) stamped as received by the City Council, as Local Planning Authority, on the 9 July 2013.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed at the Towers Business Park;
ii) a commitment to surveying the travel patterns of staff during the first three months of this approval and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

The travel plan hereby approved shall be implemented in full at all times when the development hereby approved is in use.

An updated travel plan, and results of the effectiveness of travel plan initiatives, shall be submitted for approval by the City Council, as Local Planning Authority, every 12 months. This shall include details of additional measures, if necessary.

Reason - To assist promoting the use of sustainable forms of travel to the premises, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

Informatives

This permission does not grant approval under Building Regulations.

Should any cranes or tall construction equipment be required during the construction process, a separate assessment of crane operations may be required. The applicant must notify Manchester Airport Airfield Operations at least one month in advance of requiring to use a crane or tall construction equipment. The proposed crane operations will then be assessed to determine whether the operations can proceed, whether any operating restrictions need to be applied and whether a tall equipment permit would need to be obtained.

Date: 20 August 2013

Signed: 

Julie Roscoe
Head of Planning
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, 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.