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 of £85 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	Agent (if used)
	Mr Richard Lomas
Real Estate Venture Capital Management LLP	Hourigan Connolly
20 Balderton Street	St James Court
London	Brown Street
W1K 6TL	Manchester
	M2 1DH

Part 1 – Particulars of the application/development

Proposal: Change of use of ground to 4th floor level to backpackers hostel with basement to be used for storage associated with the hostel only and alterations to side service yard

Location: Mindel House, 10 Minshull Street, Manchester, M1 3EF

Date of application: 12 July 2012

Application number: 097856/FU/2011/C2

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).

Reason(s) for decision

on the basis that the proposals subject to compliance with the conditions below, generally accord with the policies contained within the National Planning Policy Framework, in particular Section's 1 (Building a strong and competitive economy), 2 Ensuring the Vitality of Town Centres, and 12 (Conserving and Enhancing the Historic Environment) Core Strategy policies DM1 (Development Management), SP1 (Spatial Principles), CC4 (Visitors, tourist, culture and Leisure), CC7 (Mixed Use Development), CC9 (Design and Heritage), CC10 (A Place of Everyone) and saved Unitary Development Plan Policy DC19 (Listed Buildings), in that the proposal would contribute and encourage regeneration of the regional centre; would l result in further development in the regional centre for an activities which would benefit from a regional centre location, would encourage the location of new business development on a site where it would contribute to urban regeneration, would create employment opportunities in the regional centre, would reduce demand for parking by making other forms of public transport available near to the development, would promote a safer environment for people living in and using the City Centre , would be a compatible with the mix of uses in this part of the City Centre, would not have an unacceptable impact on residential

amenity, would retain and maintain a buildings of special architectural and historic interest, would not on balance have an adverse impact on the architectural or historic character of the listed building would bring a disused buildings of architectural and historic importance back into use, would be fully accessible to disabled people, and there are no material planning considerations to indicate otherwise.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

(a) Site plan 4051/1 A(050) 01 stamped as received on 15-11-11;

(b)4045/1 A(300) 01 Rev K, 02 Rev F, 03 Rev E, 04 Rev E, 05, Rev F, 06 Rev D, 07 Rev D, 08 Rev D, 09 Rev B, 10 Rev B,11 Rev B, 12 Rev B, 13 Rev B, 15 Rev A, 16 17;

(c) 4045/1 A (500) 01, 02, 03, 04, 05, 06, 07; and

(d) Sections 5, 6, 7,8 and 9 of the Crime Impact Statement Version A dated 31-10-11

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 , CC4, CC7, CC9 and CC10 and saved Unitary Development Plan Policy DC19.1,

3) Notwithstanding the details shown in the approved drawings, before development commences, details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(a) Details on works to rear fire escape;

(b) Details of repairs to plaster including methodology and specification;

(c) Colour of secondary glazing;

(d) A specification of the works to the roof including repairs to the gutters, parapets, chimneys, and repointing;

(e) Final details of the type of cycle racks to be provided.

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 and careful attention to building work is required to protect the character and appearance of this building pursuant to pursuant to Core Strategy Policy CC9 and saved Unitary Development Plan policy DC19.1 (Listed Buildings).

4) Before development commences details of all external repair works to the building fabric including the external elevations and roof and any proposed cleaning of the external elevations shall be submitted and approved in writing by the City Council as local planning authority.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building pursuant to Core Strategy Policy CC9 and saved Unitary Development Plan policy DC19.1 (Listed Buildings).

5) Before development commences details of the extent of removal, retention and reuse of all existing machinery associated with the existing goods lift shall be submitted and approved in writing by the City Council as local planning authority.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building pursuant to Core Strategy Policy CC9 and saved Unitary Development Plan policy DC19.1 (Listed Buildings).

6) No works, including repair to existing windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

Reason - As the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building pursuant to Core Strategy Policy CC9 and saved Unitary Development Plan policy DC19.1 (Listed Buildings).

7) Before development commences details of the extent of removal,of obsolete ductwork and vents on rear elevation shall be submitted and approved in writing by the City Council as local planning authority.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building pursuant to Core Strategy Policy CC9 and saved Unitary Development Plan policy DC19.1 (Listed Buildings).

8) 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 National Planning Policy Framework Section 7 and Core Strategy Policy DM1.

9) Deliveries, servicing and collections including waste collections shall not take place outside of the following hours:

08.30 to 20.00, Monday to Saturday, and
10.00 to 17.00 Sundays and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant Core Strategy Policy DM1.

10) Before first occupation of the development any externally mounted ancillary equipment, shall be acoustically 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy Policy DM1

11) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant Core Strategy Policy DM1.

12) 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 - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy Policy DM1.

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

Acoustic insulation measures detailed in Sections 6 and 8 of Sandy Brown's Noise Survey dated 1st July 2012

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy Policies SP1 and DM1.

Informatives

This permission does not grant approval under Building Regulations.

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: 17 August 2012

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.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com