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	Agent (if used)
Manchester City Council C/o Agent	Mr Geoff Goodman Aedas Architects Ltd 3 Parsonage Chambers The Parsonage Manchester M3 2HW

Part 1 – Particulars of the application/development

Proposal: Reserved Matters application for approval of appearance, layout, scale and landscaping for the erection of detached building to form Sports Research Institute with associated car parking, landscaping and boundary treatment

Location: Site Located To Side Of Alan Turing Way At Junction With Wilson Street, Beswick, Manchester, M11 3AJ

Date of application: 16 June 2014

Application number: 106026/MO/2014/N2

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 application has been the subject of an outline planning permission along with further pre-application advice regarding changes to the layout and appearance of the building as part of the reserved matters application. The proposal is considered to be acceptable and has therefore been determined in a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of two 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 PL-MAS-AED-AR-90-106 Rev B PL-MAS-AED-AR-90-107 Rev B, PL-MAS-AED-AR-90-109 Rev B, PL_INS_AED_AR_20_001, PL_INS_AED_AR_20_002, PL_INS_AED_AR_20_003, PL_INS_AED_AR_20_004, PL_INS_AED_AR_20_201, PL_INS_AED_AR_20_202, PL_INS_AED_AR_20_401, PL_INS_AED_AR_20_402, INS_PLT_LAN_20_001 Rev A, INS_PLT_LAN_20_002 Rev B, INS_PLT_LAN_20_003 Rev D, INS_PLT_LAN_20_004 Rev B and INS_PLT_LAN_20_001 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014.

Design and access statement, crime impact statement (Version A 6 June 2014), waste management strategy (INS_BDPM_RP_104 Rev P02) prepared by BDP, Transport note prepared by Aecom (60271023), Environmental Standards Statement (INS_BDPM_RP_102 Rev P02) prepared by BDP, Energy Statement (INS_BDPM_RP_103 Rev P01) prepared by BDP stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014.

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 building hereby approved shall achieve a post construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least Very Good. A post construction review certificate shall be submitted for approval by the City Council as local planning authority within a timescale previously agreed in writing.

Reason - In order to minimise the environmental impact of the development by securing a reduction in CO2 emissions and by incorporating sustainable construction techniques pursuant to policies EN6 and DM1 of the Core Strategy.

5) Notwithstanding the ventilation and extract statement (INS_BDPM_RP_101 Rev P01) stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014, 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 - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy and saved Policy DC10.4 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the schedule of major plant prepared by BDP (MIHP_BDPM_SH_001 Rev P03) stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014, 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.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

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

7) The hard and soft landscaping shall be carried out in accordance with drawings INS_PLT_LAN_20_001 Rev A, INS_PLT_LAN_20_002 Rev B, INS_PLT_LAN_20_003 Rev D, INS_PLT_LAN_20_004 Rev B and INS_PLT_LAN_20_001 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014.

The approved scheme shall be implemented within a timescale to be agreed in writing by the City Council as local planning authority. 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.

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 policies SP1 and DM1 of the Core Strategy.

8) Notwithstanding drawing INS_PLT_LAN_80_001 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014, no building within the development hereby approved 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 SP1, T1 and DM1 of the Core Strategy.

9) The car parking, as indicated on drawing INS_PLT_LAN_80_001 Rev F stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014 shall be surfaced, demarcated and made available for use prior to any part of the site or 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 building is occupied in order to comply with Policy DM1 of the Core Strategy.

10) The boundary treatment, as indicated on drawing INS_PLT_LAN_20_004 Rev B stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014, shall be implemented prior to the first use of the development. The boundary treatment shall thereafter be retained and maintained in accordance with those details.

Reason - In the interest of visual amenity and security of the site pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) Prior to the first use of the development hereby approved, the hours of operation for the building shall be submitted for approval in writing by the City Council as Local Planning Authority. The development hereby approved shall only operate within the hours as agreed under this condition.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to policy DM1 of the Core Strategy.

12) The refuse storage and waste management arrangements shall be carried out in accordance with drawing INS_PLT_LAN_80_001 Rev F and the waste management strategy (INS_BDPM_RP_104 Rev P02) prepared by BDP stamped as received by the City Council, as Local Planning Authority, on the 16 June 2014. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in accordance with these details.

Reason - In order to ensure appropriate waste management arrangements are put in place at the development pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

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: 29 July 2014

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 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