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

University Of Manchester
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
2 Hardman Street
Spinningfields
Manchestr
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 attached to application ref no 101614 to make amendments to approved scheme resulting from the design development process including, substitution of 1 floor of Suites with hotel rooms, replacement of part of the curtain walling with rainscreen cladding, reduction in number of glass fins to EEC Building, omission of green roof and reduction of floorplate to EEC building.

Location: Manchester Business School, Booth Street West, Manchester, M15 6PB

Date of application: 18 March 2014

Application number: 105208/JO/2014/C1

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 to seek solutions to problems arising in relation to dealing with the planning application. No such problems have arisen on this application.

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:

(a) Site Plan 02(0-)A703 (stamped as received on 18-03-14);

(b) Dwgs 02(0-)A001 Rev E, 02(0-)A002 Rev E, 02(0-)A003 Rev E, 02(0-)A006 Rev E, 02(0-)A101 Rev A, 02(0-)A102 Rev A, 02(0-)A103 Rev B, 02(0-)A253 Rev A, 02(0-)A255, 02(0-)A259, 02(0-)A260, 02(0-)A260,(0-)A261, 02(0-)A362, 02(0-)A363, 02(0-)A367, 02(0-)A368, 02(0-)A369, 02(0-)A370, 02(0-)A401 Rev C, 02(0-)A402 Rev B, 02(0-)A403 Rev A, 02(0-) A404 Rev B, 02(0-) A501 Rev D, 02(0-) A502 Rev C, 02(0-) A503 Rev E, 02(0-) A504 Rev E, 02(0-) A551 Rev E, 02(0-) A552 Rev E, 02(0-)A601 Rev B, 02(0-)A602 Rev A, 02(0-)A603 Rev B and 02(0-)A604 Rev A

(c) 00(9-)L002 Rev C, 00(9-)L003 Rev A, 00(9-)L004, 00(9-)L005 Rev A, 00(9-)L006 Rev A, 00(9-)L007 Rev B, 00(9-)L008 Rev A and 00(9-)L101 Rev C

(e) Recommendations in Sections 5, 6, 7 and 8 of the Crime Impact Statement Version A dated 06-02-13;

(f) Measures detailed in Waste Management Strategy dated 01-01-13; and

(g) Recommendations contained in sections 3.3, 3.4, 3.6.1, 3.6.2 3.6.3 and 3.6.4 of BDP's Environmental Noise Impact Assessment Rev A dated February 2013.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP, EC1, CC1, CC5 , CC6 ,CC7 , CC8 , CC10 ,T1 , T2, EN1 , EN2 , EN6 , EN 8 , EN9 , EN14 , EN 16 , EN 17 , EN 18 , Policy EN19 and DM1 and saved UDP policies DC10.1, DC20 and DC26 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 along with jointing and fixing details and a strategy for quality control management 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 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 policies SP1 and DM1 of Core Strategy.

5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development

shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) The development hereby approved shall not commence unless and until a Construction Management Plan, including a Site Waste Management Plan, Air Quality Plan and a plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction , has been submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details on the timing of construction of scaffolding, the lighting and operation of cranes during construction, and a Human Impact Management Plan.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

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

07.30 to 20.00 Monday to Saturday (with the exception of 2 deliveries in the form of small refrigerated box vans. 05.30- 07.00 and paper delivery in small courier van or transit van 03.00 to 07.00)

and

10.00 to 18.00 Sundays and Bank Holidays ((with the exception of 2 deliveries in the form of small refrigerated box vans. 05.30- 07.00 and paper delivery in small courier van or transit van 03.00 to 07.00)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) Before development commences or within a timescale as otherwise agreed in writing by the City Council final details of the proposed landscaping scheme (including details of the proposed materials) shall be 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 proposed building is 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 Policies EN1, EN9, EN15 and SP1 of the Core Strategy.

11) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) from Michael Lambert Associates (Ref B1365 MBS FRA dated 11/2/13) and the following mitigation measures:
1. The proposed buildings Finished Ground Floor Level are set above existing external ground levels.
2. Limiting the surface water run-off to a maximum of 19 l/s for all rainfall events.

Reason

To reduce the impact of flooding on the proposed development and future occupants and to prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14.

12) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that

there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason
To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

13) Before development commences details of how any cotoneaster on the site will be removed through excavation and disposed of as controlled waste to a licensed landfill site along with any berries from the plant shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason

In compliance with the requirements of Schedule 9 of the Wildlife and Countryside Act 1981 (amended) and pursuant to Core Strategy policy DM1 and EN15.

14) Notwithstanding the details shown in drawings L006 and L101 Rev B, before first occupation of the development hereby approved

(a) a strategy for the planting of street trees within the pavements on Booth Street West and Higher Cambridge Street including details of overall numbers, size and species and planting specification, constraints to further planting and details of on going maintenance shall be submitted to and approved in writing by the City Council as local planning authority; and

(b) details of bat roost units and bird boxes to be included within the development

Any approved tree planting, bat roost units or bird boxes shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or tree 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

Pursuant to Core Strategy policies EN9, EN15 and DM1.

15) Before first occupation of the development details which demonstrate that Traffic Regulation Order's have been obtained to dedicate the proposed service lay-by and taxi drop off point to prevent their unauthorised use shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason

In the interests of public safety pursuant to Core Strategy policy DM1.

16) Before first occupation of the development a servicing access strategy which ensures that vehicles do not have to cross an active traffic lane adjacent to the signalised junction to access the service layby shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason

In the interests of public safety pursuant to Core Strategy policy DM1.

17) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with saved policy of the Unitary Development Plan for the City of Manchester and policies policies SP1 and DM1 of the Core Strategy. of the Core Strategy.

18) The conditions hereby attached to this consent and numbered 19 to 23 shall apply to each of the Hotel and Executive Education Centre elements of the development and not to the development as a whole.

Reason -To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies EN8, T2, SP1 and DM1 of the Core Strategy and saved UDP policy DC26.

19) Before development commences or within a timescale as otherwise agreed in writing by the City Council a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be 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. The approved scheme shall be implemented prior to occupancy of each part of the development as described in condition 17 and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP policies DC26.

20) Before development commences or within a timescale as otherwise agreed in writing by the City Council, a scheme for the extraction of any fumes, vapours and odours 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 of each part of the development as described in condition 17 and shall remain operational thereafter.

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

21) Before development commences or within a timescale as otherwise agreed in writing by the City Council 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 unless otherwise agreed in writing.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

22) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall sites Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy

23) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of `very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development as described in condition 17 or within a timescale to be agreed in writing by the City Council as local planning authority.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

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: 12 May 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