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)
Total Car Parks Ltd Suite 255 Communications House 9 St Johns Street Colchester CO2 7NN	SP Architects Ltd 57 Wouburn Drive Hale Altrincham WA15 8ND

Part 1 – Particulars of the application/development

Proposal: Use of the existing lower ground level car park of an existing structure as temporary public car park

Location: Site At River Street, Hulme, Manchester, M15 5FJ

Date of application: 27 January 2014

Application number: 104597/FO/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

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 19 September 2014; and the use comprising the development for which permission is hereby granted and furniture associated with this use are required to be respectively removed and discontinued on this day. The land shall then be reinstated to its former condition within a timescale to be agreed in writing by the City Council as local planning authority. The details of the reinstatement shall be agreed in writing by the City Council as local planning authority prior to 19 September 2014.

Reason - To enable the City Council to consider the acceptability of the continuance of the use as a car park and having regard to residential amenity pursuant to policy DM1 of the Adopted Core Strategy for the City of Manchester.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan edged in red stamped and received by Manchester City Council as Local Planning Authority on 7th January 2014.

Dwg 341(PI)010 Rev D stamped and received by Manchester City Council as Local Planning Authority on 7th January 2014.

Design and Access Statement stamped and received by Manchester City Council as Local Planning Authority on 7th January 2014.

Sections 5-8 inclusive of the Crime Impact Statement stamped and received by Manchester City Council as Local Planning Authority on 7th January 2014.

Security Statement (follow up) received by the City Council as local planning authority on 24 January 2014

The Venture Lighting Euro Lamps Description: HIT 250W/U/EURO/4K, Product Code: 33950 specification sheet received by the City Council as local planning authority on 7 January 2014.

The email from Shahrzad Payami of SP Architects to Emily Greaves of Manchester City Council dated 3 August 2012, specifically the final two bullet points relating to blocking access to the upper floors of the building.

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) The development hereby approved shall include a scheme for the illumination of all parking areas within the site to assist vehicle manoeuvring and personal safety . Full details of such a scheme shall be submitted to and approved in writing by the local planning authority within one month of the date of this permission. The approved scheme shall be implemented in full and shall remain in operation for so long as the use continues.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in the National Planning Policy Framework, saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) The car park shall not be open and the site shall be secured outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Saturday: 06:00 to 20:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policy DM1 of the Adopted Core Strategy for the City of Manchester.

5) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties, in accordance with Policy DM1 of the Adopted Core Strategy for the City of Manchester.

6) Before the use of the car park hereby approved commences full details of a comprehensive management plan in relation to the security of the site shall be submitted to and approved in writing by the City Council as local planning authority. This management plan shall then be fully implemented on site before the use of the car park hereby approved commences and shall be maintained in operation for the duration of the use.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

7) The proposed new sections of fencing shall be installed to provide a consistent barrier around the site prior to the first use of the car park hereby approved and shall exactly match the existing green metal mesh fencing in colour and design.

Reason - To reduce the risk of crime and in relation to visual amenity pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

8) Before the use hereby permitted is commenced the scheme to provide access for disabled people into and throughout the car park as shown on the drawing referenced 341(PI)010 D and detailed in the email from SP Architects dated 9th May 2012 shall have been implemented. The agreed scheme shall be implemented before the development hereby permitted is brought into use and shall be retained and operational for so long as the building is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Adopted Core Strategy for the City of Manchester, in particular policy 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: 20 March 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