

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Martyn Joyce
Manchester City Council
Town Hall
Manchester
M60 2LA

Agent (if used)

Drees Sommer
Drees & Sommer UK Ltd
1.06 South Harrington Building
182 Sefton Street
Liverpool
L3 4BQ

Part 1 – Particulars of the application/development

Proposal: City Council Development for the installation of floor mounted air sourced heat pumps and living green wall enclosure to replace gas fed boilers, upgrade heating system, installation of roof mounted solar PV array, installation of 5no. fixed ladder access to rear elevations of the building and roof mounted mansafe system

Location: Blackley Cemetery And Crematorium, Victoria Avenue, Manchester, M9 0NG

Date of application: 23 December 2024

Application number: 141807/VO/2024

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 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- o 24127-FMA-B1-EX-DR-S-0002 P02: Proposed Slab to ASHP Compound

- o 24127-FMA-B1-FN-DR-S-0001 P02: Proposed Foundations to ASHP Compound
- o 24598.005: Access Ladder Details Plan
- o 3384-CWC-XX-00-DR-M-5601 T1: Proposed Plantroom & Strip out Layout Plan
- o 3384-CWC-XX-00-DR-M-5301 T1: Proposed Water Services Layout Plan
- o 3384-CWC-XX-EX-DR-E-6900 T1: Proposed Lighting Protection Layout Plan
- o 3384-CWC-XX-EX-DR-E-6100 T3: Proposed Solar Photovoltaic Layout Plan
- o 24598.103: Reflected Ceiling Plan
- o 24598.109: Fire Penetration Details Plan
- o 24598.106: Proposed ASHP Enclosure Plans & Elevations
- o 3384-CWC-XX-00-DR-N-2801 T1: Proposed Builders Work Layout Plan
- o 24598.107: Proposed LV Cable Requirements Plan
- o 24598.108: IPS Cover for Water Heaters Plan
- o 3384-CWC-XX-EX-DR-E-6001 T1: Proposed External Area Electrical Services Plan
- o 3384-CWC-XX-00-DR-M-5601 T2: Heating Layout Plan (Received 13/02/2025)
- o 3384-CWC-XX-00-DR-N-4001 T6: External ASHP Compound MEP Plans (Received 30/05/2025)
- o ECOMOD 290HT ASHP Specification brochure (Received 29/05/2025)

- o Tree Constraint Plan (Prepared by Treestyle Consultancy Ltd; Dated 06/05/2025; Received 12/05/2025)
- o Tree Protection Plan (Prepared by Treestyle Consultancy Ltd; Dated 07/05/2025; Received 12/05/2025)
- o Arboricultural Impact Assessment (Prepared by Treestyle Consultancy Ltd; Dated 09/01/2025; Received 12/05/2025)
- o Tree Survey (Prepared by Treestyle Consultancy Ltd; Dated 09/01/2025; Received 12/05/2025)

- o Heritage Statement (Prepared by Turley, Dated December 2024)
- o Design & Access Statement (Prepared by Drees & Sommer; Dated December 2024)
- o R2332-REP01A-JW: Noise Impact Statement (Prepared by Red Acoustics; Dated 02/06/2025, Received 02/06/2025)
- o 3384-CWC-XX-XX-SP-ME-0001 T1: MEP Services Particular Specification (Prepared by Crookes Walker Consulting; Dated 18/12/2024)

Stamped as received by the City Council as Local Planning Authority on 23/12/2024 unless specified otherwise.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Within 3 months of the decision date, a soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt, this shall include details of replacement (3:1) tree planting to be provided in line with the Manchester Tree Strategy and a scaled site plan showing location of 3 replacement trees. The approved landscaping scheme shall be implemented not later than 12 months from the date the building decarbonisation works are completed.

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 heavy standard 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, EN9 and DM1 of the Core Strategy.

4) a) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Red Acoustics Noise Impact Assessment, Ref. R2332-REP01A-JW, dated 02/06/2025, stamped as received by the City Council as Local Planning Authority on 02/06/2025.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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 Mining Remediation Authority.

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

The installation of additional PV arrays on this property would require subsequent planning permission and Listed Building Consent.

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Date: 5 June 2025

Signed:



Julie Roscoe
Director 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, they may appeal to the 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 gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 their 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.