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

Ms. Andrea Peak
Terra Nova Development Limited
2A Derwent Avenue
Manchester
M21 7QS

Agent (if used)

Mr Adam Collinge
Bowker Sadler Architecture
Hatherlow House
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (specified plans) attached to planning permission referenced 131891/FO/2021 to allow removal of glazed spandrel panels to the external walls and their replacement with a stepped recessed brick detail

Location: Land On The Corner Of Victoria Avenue And Chain Road, , Manchester

Date of application: 2 April 2025

Application number: 142616/JO/2025

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout of the development. Further work and discussion shave taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than 17 March 2025.

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 referenced:

1050 Block 2 (sheet 1), 1051 Block 2 (sheet 2) and 1052 Block 2 (sheet), received by the City Council as Local Planning Authority on 2 April 2025.

18-002 1031 Rev D and 18-002 1032 Rev D received by the City Council, as Local Planning Authority on 6 June 2023.

18-002 1010 Rev E, 18-002 1011 Rev F, 18-002 1014 Rev A, 18-002 1030 Rev D, 18-002 1035 Rev E, 18-002 1036 Rev C, 18-002 1037 Rev D, 18-002 1038 Rev E, 18-002 1039 Rev C, 18-002 1040 Rev D, 18-002 1042 Rev C, 18-002 1043 Rev B and 333-01B (Landscape drawing) stamped as received by the City Council, as Local Planning Authority on 16 March 2022.

18-002 1012 Rev B, 18-002 1013 stamped as received by the City Council, as Local Planning Authority on 24 January 2022.

12851.201B 12851.201E Proposed Drainage Layout issued today, 12851.203 12851.203 A S104 Catchment Areas Plan , 333-01-A, 21.B.12851/303, 21.B.12851/304, 21.B.12851/305 stamped as received by the City Council, as Local Planning Authority on 23 February 2022.

101 Rev C, 201 Rev D, 202 Rev A and 206 stamped as received by the City Council, as Local Planning Authority on 28 February 2022.

12851.201E Proposed Drainage Layout stamped as received by the City Council, as Local Planning Authority on 14 March 2022.

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

3) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

4) The development hereby approved shall be carried out in accordance with the Hedgehog Reasonable Avoidance Measures Method Statement (RAMMS) prepared by TEP stamped as received by the City Council, as Local Planning Authority on 11 October 2021.

The approved details shall be implemented for the duration of the site clearance works.

Reason - In the interest of protecting hedgehogs at the site pursuant to policy EN15 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Japanese Rose Management Plan prepared by LK Group stamped as received by the City Council, as Local Planning Authority on 11 October 2021.

The approved details shall be implemented for the duration of the site clearance works.

Reason - In the interest of removing the invasive species from the site pursuant to policy EN15 of the Manchester Core Strategy.

6) The development hereby approved shall be carried out in accordance with the Local Benefit Proposal prepared by Terra Nova Developments received by the City Council as Local Planning Authority on 24 January 2024, as agreed as part of condition discharge application referenced CDN/24/0045 and the Local Labour Plan (operational phase) dated 11 April 2024, prepared by John Southworth, received by the City Council as Local Planning Authority on 20 May 2024, as agreed as part of condition discharge application referenced CDN/24/0368.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the drainage details received by the City Council, as Local Planning Authority on 13 April 2022, as agreed as part of condition discharge application referenced CDN/22/0239.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

8) The development hereby approved shall be carried out in accordance with Phase 2 geo environmental investigation stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022. The development shall then be carried out in accordance with the approved details.

(b) When development commences, it 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 prior to the first occupation of each phase of the development, as shown on the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024

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 - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation

strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

9) The development hereby approved shall only be implemented in accordance with the Construction Management Plan and swept path plan, received by the City Council, as Local Planning Authority, on the 29 April 2022, agreed as part of condition discharge application referenced CDN/22/0283.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy.

10) The development hereby approved shall only be implemented in accordance with the external materials specification, received by the City Council, as Local Planning Authority on 16 June 2022, agreed as part of condition discharge application referenced CDN/22/0404.

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 Manchester Core Strategy.

11) The window reveals and soffits for the development shall be carried out in accordance with drawings 18-002 1039 Rev A rev C, 18-002 1040 Rev B rev D, 18-002 1042 Rev C and 18-002 1043 rev B stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022

The extent of the window reveals and detailing will be as follows:

- Minimum window reveals 248 mm front elevation of the apartments only and 80 mm dwellings;
- Brickwork to Soffits to the windows on the front elevation of the apartments.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy.

12) The boundary treatment shall be carried out in accordance with drawings 18-002 1012 Rev B, received by the City Council, as Local Planning Authority on 24 January 2022.

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

13) The development hereby approved shall only be implemented in accordance with the access restriction measures detailed on drawing referenced 18-002-1015, received

by the City Council, as Local Planning Authority on 16 June 2022, agreed as part of condition discharge application referenced CDN/22/0404.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of visual amenity and security of the car parking pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) The development hereby approved shall be carried out in accordance with the Energy and Environmental Statement Rev B, received by the City Council, as Local Planning Authority on 16 March 2022.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of each phase of the development, as shown on the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) The development hereby approved shall only be implemented in accordance with the Drainage Maintenance Plan produced by Carley Daines and Partners Ltd, received by the City Council as Local Planning Authority on 30 October 2023. as agreed as part of condition discharge application referenced CDN/23/0735.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the landscaping scheme shown on drawings referenced 333 01 Rev B and 18-002 Rev A, received by the City Council, as Local Planning Authority on 16 June 2022, as agreed as part of condition discharge application referenced CDN/22/0404.

The approved scheme shall be implemented prior to the first occupation of the development. 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, EN9 and DM1 of the Manchester Core Strategy.

17) a) The development hereby approved shall only be implemented in accordance with the glazing and ventilation proposals contained within the Technical Memorandum V.1, produced by SLR (Ref: 403.064791.00001) dated 8 September 2023, together with the accompanying drawings and window and door schedules, received by the City Council as Local Planning Authority on 18 September 2023, pursuant to condition discharge application referenced CDN/23/0624 and the information contained within the submitted SLR Consulting Indoor Ambient Noise Level Verification Report, Phase 2 (Ref: 403.066090.00001 Revision: 01, dated 28 March 2025), received by the City Council as Local Planning Authority on 31 March 2025, as agreed as part of condition discharge application referenced CDN/25/0316.

b) The development hereby approved shall only be implemented in accordance with the following documents, agreed as part of condition discharge application referenced CDN/24/0368 in relation to 1-2 and 4-12.

-Technical Memorandum (403.064791.00001) prepared by SLR, received by the City Council as Local Planning Authority on 7 May 2024;

Indoor Ambient Noise Level Verification Report (403.064791.00001 - Rev 01) prepared by SLR, received by the City Council as Local Planning Authority on 7 May 2024;

-Assessment of the Internal Noise Report (DRUK/ACC/RS/JSBVADHBM/3277.1), prepared by Druk, received by the City Council as Local Planning Authority on 6 June 2024.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

18) The waste management arrangements shall be undertaken in accordance with the waste management proforma and 18-002 1010 Rev E stamped as received by the City Council, as Local Planning Authority, on the 15 and 16 March 2022 respectively.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

19) The development hereby approved shall only be implemented in accordance with the external lighting details shown on drawing referenced 2009/A (indicative external lighting locations), together with the details contained within the accompanying Outdoor Lighting Report (Ref: 24775-A-01) dated 17 July 2023, received by the City Council as Local Planning Authority on 18 September 2023, as agreed as part of condition discharge application referenced CDN/23/0624.

The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

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 policies SP1 and DM1 of the Manchester Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

21) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police, received by the City Council, as Local Planning Authority, on the 11 October 2021 and the submitted certificate confirming Secured by Design accreditation (silver award) (Ref: 2021/0325/SBD/01) dated 19 March 2025, received by the City Council as Local Planning Authority on 31 March 2025, as agreed as part of condition discharge application referenced CDN/25/0316 and
the submitted certificate confirming 'Secured by Design' accreditation for plots 1-12, received by the City Council as Local Planning Authority on 7 May 2024, as agreed as part of condition discharge application referenced CDN/24/0368.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) The development hereby approved shall only be implemented in accordance with the cycle storage details shown on drawing referenced 1017 and on the accompanying cycle shed store specification, received by the City Council as Local Planning Authority on 6 June 2023, as agreed as part of condition discharge application referenced CDN/23/0365

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy.

23) The development hereby approved shall only be implemented in accordance with the highway works detailed on drawings referenced 21-B-12851-100/E, 21-B-12851-108/E, 21-B-12851-107/B, 21-B-12851-104/E, 21-B-12851-106/B, 21-B-12851-103/F, 21-B-12851-102/G and 21-B-12851-101/F, received by the City Council as Local Planning Authority on 24 January 2024, as agreed as part of condition discharge application referenced CDN/24/0045.

The approved scheme shall be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

25) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

26) The development hereby approved shall only be implemented in accordance with the Bat, Bird and Bug Box scheme detailed within the submitted report produced by TEP (Ref: 8990.006), received by the City Council as Local Planning Authority on 6 June 2023, as agreed as part of condition discharge application referenced CDN/23/0365.

The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds, bats and bugs to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy.

27) The car parking shall be surfaced and demarcated in accordance with 18-002 1010 Rev E stamped as received by the City Council, as Local Planning Authority on16 March 2022 and be available prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remain in use.

Reason - In the interest of ensuring sufficient car parking is provided pursuant to policy T2 of the Manchester Core Strategy.

28) The development hereby approved shall only be implemented in accordance with the electric vehicle charging details shown on
drawing 1016, received by the City Council, as Local Planning Authorityon 9 August 2022, agreed as part of condition discharge application referenced CDN/22/0562.

The approved details shall be place prior to the first occupation of the development and thereafter retained and maintained in situ for as long as the development remain in use.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy.

29) The development hereby approved shall only be implemented in accordance with the driveway drainage details received by the City Council, as Local Planning Authority on 9 August 2022, as agreed as part of condition discharge application referenced CDN/22/0562.

Reason - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 3.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

32) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

33) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

34) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the tree survey stamped as received by the City Council, as Local Planning Authority, on the 11 October 2021 and drawing 333-01B stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

35) The development hereby approved shall only be implemented in accordance with the submitted Residential Full Travel Plan (Ref: 3511, January 2025) prepared by Eddisons, received by the City Council as Local Planning Authority on 15 January 2025, as agreed as part of condition discharge application referenced CDN/25/0033.

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy.

36) The development hereby approved shall be carried out in accordance with the Affordable Housing Statement prepared by Great Places stamped as received by the City Council, as Local Planning Authority, on the 11 October 2021.

Reason - In the interest of providing affordable housing at the site pursuant to policy H8 of the Manchester Core Strategy.

37) The development hereby approved shall only be implemented in accordance with the photo voltaic panel details shown on drawing referenced 18-002 1100 and accompanying product specification, received by the City Council, as Local Planning Authority on 16 June 2022, agreed as part of condition discharge application referenced CDN/22/0404.

The approved details shall be brought into use prior to the first occupation of the dwellinghouses. The panels shall thereafter be retained and maintained in situ.

Reason In the interest of providing renewable energy at the site, pursuant to policy EN6 of the Manchester Core Strategy.

38) The development hereby approved shall be carried out in accordance with the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024.

Reason - This is a phased development pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

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.

- Efforts should be made to identify the protected status of badgers and their setts. If at any stage holes of larger mammals are found then all work including site clearance should cease until advice has been sought and implemented from a qualified ecologist.

- It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

- Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

- You should ensure that the proposal is discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the development due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Date: 29 May 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.