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

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 installation of floor mounted air sourced heat pumps and enclosure to the rear and the installation of solar PV panels to rear pitched roof slope

Location: Woodville Resource Centre, Shirley Road, Manchester, M8 0NE

Date of application: 20 December 2024

Application number: 141742/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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information has been requested in relation to the scheme and appropriate conditions have been placed on the approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- External Material Layout, numbered 24619.108, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- External Mechanical Services Layout, numbered 3386-CWC-XX-EX-DR-M-5001 T02, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- Woodville Sure Start Proposed ASHP Unit Detail, numbered 24619.116, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Arboricultural Impact Assessment (BEK, dated 12 September 2024), stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Ecology Report- Inspection & Assessment in relation to Bats & Breeding Birds (Tyrer Ecological Consultants Ltd, project ref: PR-0370-24 dated November 2024), stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- T4 Photovoltaic Layout, numbered 3384-CWC-XX-EX-DR-E-6100 T4, stamped as received by the City Council as Local Planning Authority on 5 February 2025.
-Supporting Information- Designer Report (Solar Edge, 10 October 2024), stamped as received by the City Council as Local Planning Authority on 5 February 2025.
-Supporting Information- Technical Project Overview- Renusol, stamped as received by the City Council as Local Planning Authority on 5 February 2025.
-Supporting Information- ASHP Information (Samsung EHS Technical Data Book) Ver 1.0, stamped as received by the City Council as Local Planning Authority on 14 March 2025.
-Supporting Information- Noise Impact Assessment- R2329-REP01F-JW (dated 19 March 2025), stamped as received by the City Council as Local Planning Authority on 20 March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The development shall be constructed only using the approved materials, as detailed within the approved drawings and documents listed within condition 2 of this decision notice.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) a) The development hereby approved shall be carried out in accordance with 'Supporting Information- Noise Impact Assessment- R2329-REP01F-JW (dated 19 March 2025)', stamped as received by the City Council as Local Planning Authority on 20 March 2025, in relation to details of externally mounted ancillary plant, equipment and servicing.

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

b) Prior to the operation of the agreed details set out within part a) above, 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 plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) a) If works are to be undertaken within bat hibernation season (November- March), a method statement outlining the timeframe and ecological supervision of the approved development prepared by an appropriately qualified specialist shall be submitted to and approved by the local planning authority.

The development shall be subsequently carried out in accordance with the approved statement.

b) If works are to be undertaken outside of bat hibernation period and extend into the months of April-October, two nocturnal surveys shall be submitted to and approved by the local planning authority prior to the commencement of works.

The development shall be subsequently carried out in accordance with the approved statement. If bats are recorded roosting in the building and will be impacted by the works a protected species licence will be required from Natural England. Once approved by the local planning authority, the measures in the report must be carried out in full.

Reason - For the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

6) The development hereby approved shall be carried out in accordance with the recommendations outlined within the 'Arboricultural Impact Assessment (BEK, dated 12 September 2024)', stamped as received by the City Council as Local Planning Authority on 20 December 2024, in particular following the recommendations within section 5.6.6, section 6.2.1, section 6.2.2, section 7.1, section 7.2 and section 9.0.

All recommendations should be in place prior to the commencement of works and remain intact and in position throughout the duration of the construction activities.

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 Core Strategy.

7) 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 Core Strategy.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; 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 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.

The site should also be enhanced for biodiversity, for example by installing bat and bird boxes into the building as per Appendix II of the approved ecology report.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Date: 9 April 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.