

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

Mr Phil Stonehouse
One Manchester
Lovell House
Archway 6
Manchester
M15 5RN

Agent (if used)

Mr Mark Trayhorn
Triangle Architects
Lower Ground Floor
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 22 (Secured by Design) attached to planning permission 136171/FO/2023

Location: Land Bounded By Brigham Street, Meech Street And The Rear Of Connie Street, Manchester

Date of application: 18 October 2024

Application number: 141284/JO/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 6 February 2023, 17 February 2023, 15 May 2023, 12 June 2023 and 18 October 2024:

Application forms for the removal of a condition following the grant of planning permission of listed building consent

Planning application forms relating to planning application ref: 136171/FO/2023

Location Plan Ref: 20_051/01
 Proposed Site Plan Ref: 20_051/02 Rev A
 Roof plan Ref: 20_051/03 Rev A
 House Type A Ref: 20_051/20 Rev A
 House Type B Ref: 20_051/21 Rev A
 House Type C Ref: 20_051/22 Rev A
 Flat Types D1 and D2 Ref: 20_051/23 Rev B
 Proposed External Materials Ref: 20_051/25 Rev A
 Vehicle Tracking Ref: 20_051/10
 Boundary Treatment Details Ref: 20_051/30
 Brigham Street Development Openshaw (Part of MCC's Project 500 Phase 1) Design and Access Statement produced by Triangle Architects Ltd on behalf of One Manchester January 2023
 Brigham Street Development Openshaw Amenity Space and Recreational Provision Statement by Triangle Architects received 1 June 2023
 Brigham Street, Openshaw Transport Statement Ref: 230523/SK22337/TS01(-00) dated 23 May 2023 by SK Transport Planning Ltd
 Building for a Healthy Life Assessment (June 2020 Edition) Job Title: Brigham Street, Openshaw by Triangle Architects
 One Manchester Proposed Development at Brigham Street, Openshaw, Manchester, M11 2JJ Utility Feasibility Report Revision V0 by TDS relating to broadband connectivity

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 for the City of Manchester.

2) The development shall be implemented in accordance with the following materials:

Brickwork - Blockleys Park Royal Michelmersh
 Cladding - Marley Cedral slate grey
 Roofing - Marley Edgemere anthracite roof tiles
 Fascia and soffits - UPVC with RAL 7016 dark grey finish
 Rainwater goods - Black finished half round guttering and square plastic down pipes
 Window frames - UPVC RAL 7016 dark grey finish
 Doors - Composite doors with 7016 dark grey finish (external) and white finish (internal)
 Driveways - Tarmac finish with pre-cast concrete flags to garden pathways.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 for the City of Manchester.

3) The authorised development relates to the erection of: 10 x two bedroom, three person; 7 x three bedroom, four person; 3 x four bedroom, five person and 4 x two bedroom, three person (24 units in total(Class C3)).

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

4) Upon occupation of the development, the detail of the One Manchester Affordable Housing Statement for Brigham Street stamped as received by the City Council as local planning authority on 16 June 2023 (and detailing the provision of a total of 24 affordable units consisting of Four, 2 bed apartments for Social Rent, Seven, 3 bed 4 person houses for Shared Ownership, Three, 4 bed 5 Person houses for Shared Ownership and Ten, 2 bed 3 Person houses for Affordable Rent shall be fully implemented and maintained in situ at all times thereafter.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Core Strategy for the City of Manchester, policy JP-H2 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

5) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) 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 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 Core Strategy for the City of Manchester and policy JP-S1 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

7) 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 referenced: Proposed Site Plan Ref: 20_051/02 Rev A; Roof plan Ref: 20_051/03 Rev A; House Type A Ref: 20_051/20 Rev A; House Type B Ref: 20_051/21 Rev A; House Type C Ref: 20_051/22 Rev A and Flat Types D1 and D2 Ref: 20_051/23 Rev B.

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

8) Before the occupation of the development windows to bathrooms / wet rooms as so indicated on the approved drawings ref: Proposed Site Plan Ref: 20_051/02 Rev A; Roof plan Ref: 20_051/03 Rev A; House Type A Ref: 20_051/20 Rev A; House Type B Ref: 20_051/21 Rev A; House Type C Ref: 20_051/22 Rev A and Flat Types D1 and D2 Ref: 20_051/23 Rev B shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) The construction phase of the development shall be implemented in accordance with the details of document referenced: Construction Management Plan Project Brigham Street Openshaw by John Southworth Issue date 15.08.23 Issue No 1.

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

10) Before the occupation of the development, the electric vehicle (EV) charging points shall be installed in accordance with specifications referenced: EVA-075 -SE: 7.3 kW Earth Wall AC charger single gun [32A single phase] by Project EV (wall mounted) and Apex - 7.3 fast AC single out 7.3 kW chargers by Project EV (post mounted) and located in the positions shown on drawings ref: Proposed site plan Ref: 20_05/02 Rev A. The installed EV charging points shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester, policy JP-S5 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

11) The authorised development shall be undertaken in accordance with the waste management strategy comprising drawing and documents referenced:

Proposed Site Plan Ref: 20_051/02 Rev A;
Brigham Street Development. Openshaw, Waste Management Strategy, Brigham Street Development, Openshaw - Waste Management Strategy by Triangle Architects received 17 February 2023;
Waste Management Proforma Ref: 136171/FO/2023 dated 6 February 2023.

The agreed arrangements shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

12) Before the first occupation of the development, the following details relating to bin storage shall be fully implemented:

- i. Proposed Site Plan Ref: 20_051/02 Rev A (amended by drawing ref: 20-051 Southern Boundary Clarification attached to email from Triangle Architects dated 31 July 2024).
- ii. Brigham Street Development. Openshaw, Waste Management Strategy, Brigham Street Development, Openshaw - Waste Management Strategy by Triangle Architects received 17 February 2023;
- iii. Waste Management Proforma Ref: 136171/FO/2023 dated 6 February 2023.

The implemented bin storage shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

13) Before the occupation of the development, cycle storage shall be implemented in accordance with the specifications relating to the timber cycle storage enclosure, including the referenced padlocking arrangements as detailed in document referenced Condition 14 Cycle Storage by John Southworth. The cycle storage enclosures shall be installed in the locations shown on drawing ref: Proposed Site Plan Ref: 20_051/02 Rev A. The implemented cycle storage shall be maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

14) Before the occupation of the development, measures for acoustic attenuation shall be implemented in accordance with document referenced Brigham Street Openshaw Discharge of Condition 15 Noise Impact Assessment Report Project No 0972023 dated 5 October 2023 amended by email from JPM Acoustics dated 7 August 2024.

Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal 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 internal noise criteria.

Reason - To secure a reduction in noise from industrial uses to the west of the application site and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

15) The development shall be implemented in accordance with the following documents relating to the remediation of land contamination.

- i. Brigham Street Phase 2 Ground Investigation: by Curtis Ref: 081427-CUR-00-XX-RP-GE-00002 RevP02 dated 24 July 2023
- ii. Letter from IGE dated 17 November 2023 Ref: Remediation Strategy - Land at Brigham Street Openshaw Ref: 4046-02/LM

- iii. Gas monitor data Ref: GFM436 Final Inspection and Calibration Check Certificate dated 24.11.2022
- iv. Gas and groundwater monitoring by IGE Ref: 4046.

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.

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 for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

16) The development shall be implemented in accordance with the following documents relating to surface water drainage:

Carley Daines drawing Ref: Engineering layout drawings Ref: 21. B.13127-11 Rev H
Carley Daines drawing Ref: Private drainage layout Ref: 21. B.13127-20 Rev D
Carley Daines drawing Ref: Section through proposed attenuation tank and plot foundation Ref: 21. B.13127-24
Carley Daines letter responding to comments received 21 February 2024 and 16 April 2024

Proposed residential development at land off Brigham Street Openshaw M11 2JJ
Method statement for design, installation and maintenance of attenuation tanks (783)
Site assessment and preparation by John Southworth (including technical assessment ref: 17/14-280

Emails from Hydro International Ref: Hydro-Brake Optimum Blockage Road dated 26 April 2024
Technical specification Stormcell Storage System by Hydro International
Hydro-International drawing Ref: SHE-0050 with mesh guard detail Ref: D0050 Rev A
Hydro-International drawing technical specification Ref: SHE-0057-2000-1958-2000
Hydro Brake Optimum
Hydro-International drawing technical specification Ref: SHE-0071-3000-1950-3000
Hydro Brake Optimum

S106 Part 1 Application to connect to a public sewer rejection notice dated 1 December 2023

S106 Part 2 Request for permission for permission to work on a public sewer (MEDIUM / HIGH RISK) approval notice

UU email dated 16 November 2023 Re: Section 185 Diversion - UU Ref: 04552665

UU email dated 3 January 2024 Ref: 02975086 - WW PDE - Brigham Street Manchester.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S4 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

17) Before the occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved by the City Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details at all times thereafter. Those details shall include:

- i. Verification report providing photographic evidence of construction as per design drawings;
- ii. As built construction drawings if different from design construction drawings;
- iii. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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 EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S4 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

18) Before the occupation of the building, the car parking spaces and other hard surfaces relating to each plot shall be implemented in accordance with the details of drawing referenced: Proposed Site Plan Ref: 20_051/02 Rev A. Upon occupation of the building, the car parking area shall be made available for use in accordance with the authorised use only and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

19) The development shall be implemented in accordance with the following drawings relating to the undertaking of related off site highways works:

Standard Road Construction Details Ref: 21.B.13127-SD01 Rev. B

Proposed Highways Adoption and Legal Plan Ref: 21.B.13127-30 Rev. F

Section 278 General Arrangement Ref: 21.B.13127 - 33 Rev. F

Section 278 Surfacing and Kerbing Layout Ref: 21.B.13127 - 34 Rev. C

The approved works shall be implemented before the occupation of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

20) The development hereby approved shall be implemented in full accordance with the measures as set out in document referenced: One Manchester Environmental Standards Statement Brigham Street, Openshaw, Manchester by Watt Energy and Consulting Engineers dated 26 April 2022, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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 for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007), policies JP-P6 and JP-S1 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

21) The authorised development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of document referenced: Crime Impact Statement: Brigham Street 20 No. Houses and 4 No. Apartments for One Manchester Version A: 17th October 2022 Reference: 2022/0453/CIS/01 by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and, within 3 months of the occupation final dwellinghouse to be constructed, written confirmation of the attainment of 'Secured by Design' accreditation shall be submitted to and acknowledged in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

22) The development shall be implemented in accordance with the following documents and drawings relating to bio-diversity enhancement:

- i. Document referenced: Preliminary Ecological Appraisal: Land at Brigham Street Manchester M11 2JH Ref: P.1592.22 dated 3 November 2022 (including recommendations detailed in section 5.3 Enhancements) by Ascerta.
- ii. The specification for bat and bird boxes detailed in document referenced Condition 23 - Ecology by John Southworth.
- iii. The positions of bat and bird boxes and fencing gaps for hedgehog movement as shown on annotated drawing received on 27 June 2024.

The development shall be undertaken in accordance with the approved details before the occupation of the apartments and maintained in situ thereafter.

Reason - To enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

23) The development shall be implemented in accordance with the Arboricultural Impact Assessment Land at Brigham Street Manchester M11 2JH Ref: P.1592.22 dated October 2022, including arrangements for protection of tree during construction (6.0 Tree Protection Measures) and the retention of one Cherry tree (G1) as identified on drawings referenced P.1592.22.02. The retained tree (G1) shall not be removed without the prior written consent of the City Council as local planning authority.

Reason - In order to avoid damage to any retained trees 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 for the City of Manchester.

24) The development shall be implemented in accordance with the following drawing relating on-site landscaping referenced: Landscape Proposals Ref: 7509.01.

The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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 the development incorporates 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 for the City of Manchester.

25) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

26) The development shall be implemented in accordance with the measures to safeguard protected species as detailed in document referenced Safeguarding protected species Brigham Street Manchester Ref: Version 1 - 15.08.23 by John Southworth

The approved scheme shall be implemented upon commencement of works and maintained throughout the construction phase.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

27) The development shall be implemented in accordance with the measures for managing the spread of invasive species within the site as set out in document referenced: Preliminary Ecological Appraisal Land at Brigham Street, Manchester, M11 2JH dated November 2022 Ref: P.1592.22 (Section 5.0 Evaluation and Recommendations) by Ascerta stamped as received by the City Council as local planning authority on 6 February 2023.

Reason - To prevent the spread of an invasive species (Cotoneaster), which has been identified on part of the application site and in the interests of residential amenity pursuant to policies SP1, EN18 and DM1 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

28) The development shall be implemented in accordance with document referenced: One Manchester Proposed Development at Brigham Street, Openshaw, Manchester, M11 2JJ Utility Feasibility Report Revision V0 by TDS relating to broadband connectivity (Section 5.4 Telecoms).

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

29) The development shall be implemented in accordance with the following drawings relating to boundary treatments:

- i. Proposed Site Plan Ref: 20_051/02 Rev A (amended by drawing ref: 20-051 Southern Boundary Clarification attached to email from Triangle Architects dated 31 July 2024).
- ii. Boundary Treatment Details Ref: 20-051 Rev 30.

The approved details shall be implemented before the first occupation the development and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

30) The development shall be implemented in accordance with the Unexploded Ordnance Risk Assessment as set out in Section 5.0 (page 8) of document referenced Openshaw West Site Phase 1 Preliminary Risk Assessment by Curtins Ref: 077873-CUR-00-XX-RP-GE-032 Revision: V01 Issue Date: 28 April 2021.

Reason - In the interests of public safety and residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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.

Date: 14 January 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.