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

Bridgewater Manchester (Luxembourg) Holding SARL
15 Boulevard F.W. Raiffeisen
2411
Luxembourg

Agent (if used)

Mr Jay Patel
Savills UK Ltd
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Removal of Condition 12 (Street Trees) attached to planning permission 129081/FO/2021.

Location: 70 Great Bridgewater Street, Manchester, M1 5ES

Date of application: 3 July 2024

Application number: 140428/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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development shall have commenced not later than 23 April 2024.

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 following drawings and documents:

The site location plan referenced L0001 Rev - Site Location Plan - received by the City Council as Local Planning authority on 11 December 2020

The following drawings referenced:

1420 L1000 Rev E
1420 L1001 Rev D
1420 L1002 Rev B
1420 L1003 Rev D
1420 L1004 Rev B
1420 L1005 Rev B
1420 L1006 Rev B
1420 L1007 Rev B
1420 L1008 Rev B
1420 L1009 Rev C
1420 L1600 Rev -
1420 L1601 Rev -
1420 L1602 Rev -
1420 L1603 Rev -
1420 L1610 Rev -
1420 L1611 Rev -
1420 L1612 Rev -
1420 L1613 Rev -
1420 A2000 Rev A

received by the City Council as Local Planning authority on 12 January 2021

1420 L1500 Rev -
1420 L1501 Rev -

received by the City Council as Local Planning authority on 31 March 2021

The following documents:

The Air Quality Assessment dated 09 December 2020 rev 1.2
The Built Heritage Statement prepared by BWB dated 26 November 2020 Rev P03
The Crime Impact Statement prepared by Greater Manchester Police dated 9 December 2020 Rev A
The Daylight & Sunlight Impact on Neighbouring Properties prepared by GIA dated 16 November 2020
Design and Access Statement prepared by OMI Architects dated December 2020
Ecological Impact Assessment prepared by BWB dated November 2020 Rev P01
Energy Statement prepared by Marketaylor dated 25 November 2020 v3
Environmental Standards and BREEAM Pre-Assessment prepared by Element Sustainability dated December 2020 Rev 0.2
Flood Risk Assessment prepared by BWB dated November 2020 Rev P03
Framework Travel Plan prepared by Vectos dated 09 December 2020 Rev 4
Lighting Statement prepared by Marketaylor dated 28 November 2020 v2
Planning and Consultation Statement prepared by Savills dated December 2020
Transport Statement prepared by Vectos dated 09 December 2020 Rev 4
TV and Radio Impact Assessment prepared by GTech dated 25 December 2020 Rev 1.0

received by the City Council as Local Planning authority on 12 January 2020

Noise Impact Assessment prepared by BWB and dated February 2020 received by the City Council as Local Planning authority on 23 February 2020

The report entitled 'Response to Canal and Rivers Trust' dated March 2021 received by the City Council as Local Planning authority on 15 March 2020

The Report prepared by DP Squared Ltd (Reference 1743-GBWS-DP2-A180-RP-XX-9011 dated May 2021) - Received by the City Council as Local Planning Authority on 13 August 2021.
The Programme for Issues of Samples for External Materials drafted by OMI Architects (Reference 1420/da, undated) - Received by the Council 13 August 2021.
Report Timeline prepared by BWB (Document Reference ENV/TECHNOTE/01 dated October 2021)
Construction Management Plan prepared by Gilbert-Ash (70 Great Bridgwater Street, Revision 2, dated 13 April 2022)
The Skills and Employment commitment document prepared by Gilbert-Ash received by the City Council as Local Planning Authority on 17 March 2022
The Local Labour Construction Proposal and Reporting Template document received by the City Council as Local Planning Authority on 26 April 2022
- Covering Letter prepared by Savills (Reference PP-11183369 dated 08 April 2022) - Received by the City Council as local planning authority on 08 April 2022
- Water Management Plan, 70 Great Bridgewater Street prepared by Gilbert-Ash (Unreferenced, dated 11 March 2022) - Received by the City Council as local planning authority on 08 April 2022
- Completed Water Safety Risk Review Template (Unreferenced, undated) - Received by the City Council as local planning authority on 08 April 2022
- 'Water Safety During Construction' plan (Unreferenced, undated) - Received by the City Council as local planning authority on 08 April 2022
The drawing referenced 1420 L1650 received by the City Council as local planning authority on 23 June 2023
The 'Hand' Sample Sheets issue date 05.08.22 prepared by OMI Architects received by the City Council as local planning authority on 23 June 2023
The Sample Sheets referenced 70 GBS-HS-ZZ1 received by the City Council as local planning authority on 23 June 2023
The physical sample panel viewed on site on 22 March 2023
Correspondence from Canal & River Trust (Reference CRTR-PLAN-2022-35866 dated 11 May 2022) - Received by the City Council as local planning authority on 11 May 2022
Covering Letter prepared by Savills (Reference PP-11190276 dated 12 April 2022) - Received by the City Council as local planning authority on 13 April 2022
Email Correspondence between Gilbert Ash and Canal & Rivers Trust dated 07 April 2022 at 16:20) - Received by the City Council as local planning authority on 13 April 2022
Email Correspondence between Gilbert Ash and Canal & Rivers Trust dated 11 April 2022 at 17:08) - Received by the City Council as local planning authority on 13 April 2022
The note prepared by OMI Architects dated 24 May 2023 received by the City Council as local planning authority on 15 June 2023,
The drawing referenced 1420 L1108 Rev C04 received by the City Council as local planning authority on 26 July 2023
The document entitled Technical Note: Discharge of Condition 13 prepared by BWB received by the City Council as local planning authority on 16 August 2023
and the document entitled Partial Discharge of Conditions No.13 and 15 prepared by BWB both received on 15th June 2023 for the duration of the use as a gymnasium.

The Interim Travel Plan prepared by Vectos dated June 2023 received by the City Council as local planning authority on 23 June 2023
The letter from OMI Architects dated 5th July 2023
The sample sheet referenced 70 GBS-HS-009
The drawing referenced 1420 L1001 Rev A
The email from OMI Architects dated 4th December 2023
The Construction Environment Management Plan prepared by Gilbert Ash received on 27 November 2023
The QA Checklist prepared by Walsin Ltd received on 27 November 2023
The drawing referenced 1420 SK/068
The Open Water Risk Assessment prepared by William Martin
The Secured by Design Gold Aware certificate received by the City Council as local planning authority on 9 April 2024
The completed Local Labour Construction Proposal and Reporting Template received by the City Council as local planning authority on 3 The verification report numbered MCP2390/PC13B/TN1 and prepared by BWB received by the City Council as local planning authority on 10 May 2024.
The Conditions Discharge - Condition 12 prepared by OMI Architects received by the City Council as local planning authority on 3 July 2024.

The following documents received by the City Council as local planning authority on 6 April 2023:

The note prepared by OMI Architects referenced '1420 - 70 Great Bridgewater Street' and dated 6 April 2023
The drawings referenced C598 EL-E-63-301 Rev C1, C598 EL-E-63-302 Rev C1, C598 EL-E-63-303 Rev C2, 1420 L1010, 1420 L1011, 1420 L1012, 1420 L1013, 1420 L1014, 1420 L1015, 1420 L1016, 1420 L1017, 1420 L1018,1420 L1610,1420 L1611,1420 L1612 and 1420 L1613
The Passway Specification sheet prepared by Thorlux Lighting
The document created with DIALux

The letter from Savills dated 3 July 2024

The letter from Savills dated 3 May 2024

The letter from Savills dated 1st December 2023

The letter from Savills dated 27 November 2023

The letter from Savills dated 21 June 2023

The letter from Savills dated 15 June 2023

The letter from Savills dated 15 June 2023

The letter from Savills dated 15 June 2023

The covering letter from Savills dated 22 August 2022

The letter from Savills dated 11 December 2020

The emails from Savills dated 11th March 2021, 15 March 2021, 24 March 2021, 26 July 2023, 7 August 2023 and 25 January 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) The construction of the development shall have been carried out in accordance with Construction Management Plan prepared by Gilbert-Ash (70 Great Bridgwater Street, Revision 2, dated 13 April 2022).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The necessary works related to the decommissioned culvert (River Tib) shall be carried out fully and only in accordance with the Report prepared by DP Squared Ltd (Reference 1743-GBWS-DP2-A180-RP-XX-9011 dated May 2021) - Received by the City Council as Local Planning Authority on 13 August 2021.

Reason: To reduce the risks to infrastructure and safety associated with culverted watercourses pursuant to policies DM1, EN14, EN15 and EN17 of the Core Strategy.

5) The development shall have been constructed in accordance with the following information to prevent risk of breach flooding and protect the canal:

- Correspondence from Canal & River Trust (Reference CRTR-PLAN-2022-35866 dated 11 May 2022) - Received by the City Council as local planning authority on 11 May 2022
- Covering Letter prepared by Savills (Reference PP-11190276 dated 12 April 2022) - Received by the City Council as local planning authority on 13 April 2022
- Email Correspondence between Gilbert Ash and Canal & Rivers Trust dated 07 April 2022 at 16:20) - Received by the City Council as local planning authority on 13 April 2022
- Email Correspondence between Gilbert Ash and Canal & Rivers Trust dated 11 April 2022 at 17:08) - Received by the City Council as local planning authority on 13 April 2022

Reason: To prevent the increased risk of flooding, to improve and protect water quality pursuant to policy EN14 & EN17 of the Core Strategy.

6) a) The construction of the development shall have been carried out in accordance with the following documents:

- Covering Letter prepared by Savills (Reference PP-11183369 dated 08 April 2022)
- Water Management Plan, 70 Great Bridgewater Street prepared by Gilbert-Ash (Unreferenced, dated 11 March 2022)
- Completed Water Safety Risk Review Template (Unreferenced, undated)
- 'Water Safety During Construction' plan (Unreferenced, undated)

b) The measures identified within the Open Water Risk Assessment prepared by William Martin shall have been fully implemented and shall be complied with for the duration of the use of the development.

Reason - In order to ensure that all staff, managers and construction workers involved in the construction and use of the property are aware of the risks of open water in order to minimise open water related accidents in accordance with Section 149 of the Equality Act 2010 and the Core Strategy for the City of Manchester, in particular Polices CC10 (A Place for Everyone), SP1 (Spatial Principles) and DM1 (Development Management) and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework.

7) a) Local labour recruitments shall have been carried out in accordance with the information contained within the submitted 'Skills and Employment commitment' document prepared by Gilbert-Ash received by the City Council as Local Planning Authority on 17 March 2022 and the 'Local Labour Construction Proposal and Reporting Template' document received by the City Council as Local Planning Authority on 26 April 2022

b) The letter from Savills dated 3 May 2024 and the completed Local Labour Construction Proposal and Reporting Template received by the City Council as local planning authority on 3 May 2024 have been accepted.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

8) (a) Notwithstanding the details submitted with the application, prior to the commencement of development materials shall have been implemented fully in accordance with the following:

(b) The Programme for Issues of Samples for External Materials drafted by OMI Architects (Reference 1420/da, undated) - Received by the Council 13 August 2021 shall have been complied with.

(c) The following details shall have been complied with:
- The drawing referenced 1420 L1650 received by the City Council as local planning authority on 23 June 2023
- The 'Hand' Sample Sheets issue date 05.08.22 prepared by OMI Architects received by the City Council as local planning authority on 23 June 2023
- The Sample Sheets referenced 70 GBS-HS-ZZ1 received by the City Council as local planning authority on 23 June 2023
- The physical sample panel viewed on site on 22 March 2023
- The covering letter from Savills dated 22 August 2022

(d) The sustainable measures detailed within the letter from Savills dated 27 November 2023 and the Construction Environment Management Plan prepared by Gilbert Ash received on 27 November 2023 shall have been fully implemented for the duration of the construction of the development.

(e) The measures to ensure quality within the letter from Savills dated 27 November 2023 and the QA Checklist prepared by Walsin Ltd received on 27 November 2023 shall have been fully implemented until the development was completed.

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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

9) The approved Biodiversity measures shall have been implemented and shall be maintained in accordance with the following information:

- the Report Timeline prepared by BWB (Document Reference ENV/TECHNOTE/01 dated October 2021):
- the letter from Savills dated 15 June 2023, the note prepared by OMI Architects dated 24 May 2023 both received by the City Council as local planning authority on 15 June 2023, the emails from Savills dated 26th July 2023 and 7th August 2023, the drawing referenced 1420 L1108 Rev C04 received by the City Council as local planning authority on 26 July 2023

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

10) The works to the pavements and to the side of the building shall be implemented not later than 12 months from the date the proposed building is first occupied:

- The letter from OMI Architects dated 5th July 2023
- The sample sheet referenced 70 GBS-HS-009
- The drawing referenced 1420 L1001 Rev A
- The email from OMI Architects dated 4th December 2023

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 (2012).

11) The Interim Travel Plan prepared by Vectos dated June 2023 and the information within the letter from Savills dated 21 June 2023 both received by the City Council as local planning authority on 23 June 2023 shall be fully implemented and complied with for the duration of the approved use.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

12) REMOVED

13) a) Prior to the installation of any externally mounted ancillary equipment, this equipment shall be acoustically insulated in accordance with the letter from Savills dated 15 June 2023 received by the City Council as local planning authority on 15 June 2023 and the document entitled Technical Note: Discharge of Condition 13 prepared by BWB received by the City Council as local planning authority on 16 August 2023 for the duration of the use of the equipment.

b) The development shall continue to comply with the verification report numbered MCP2390/PC13B/TN1 and prepared by BWB received by the City Council as local planning authority on 10 May 2024.

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

14) All building lighting shall be installed and maintained in accordance with the following information:

- The note prepared by OMI Architects referenced '1420 - 70 Great Bridgewater Street' and dated 6 April 2023
- The drawings referenced C598 EL-E-63-301 Rev C1, C598 EL-E-63-302 Rev C1, C598 EL-E-63-303 Rev C2, 1420 L1010, 1420 L1011, 1420 L1012, 1420 L1013, 1420 L1014, 1420 L1015, 1420 L1016, 1420 L1017, 1420 L1018,1420 L1610,1420 L1611,1420 L1612 and 1420 L1613
- The Passway Specification sheet prepared by Thorlux Lighting
- The document created with DIALux

all received by the City Council as local planning authority on 6 April 2023

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to conditions SP1 and DM1 of the Core Strategy for the City of Manchester.

15) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the Noise Impact Assessment prepared by BWB and dated February 2020 received by the City Council as Local Planning authority on 23 February 2020. This scheme shall be implemented in full before first occupation of the completed development hereby approved.

b) The gymnasium shall be insulated fully and only in accordance with the letter from Savills dated 15 June 2023 and the document entitled Partial Discharge of Conditions No.13 and 15 prepared by BWB both received on 15th June 2023 for the duration of the use as a gymnasium.

c) Within 6 months of the first occupation of the development hereby approved, a verification report shall be undertaken 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

16) The external terraces shall not be used outside of the following hours for the duration of the use.:

Monday to Friday - 07:30 to 22:00
Terraces shall not be used at weekends

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

17) a) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'.

b) Evidence of the application made to BREEAM for the Post Construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.

c) The Post Construction certificate(s) confirming that a rating of at least 'very good' shall then be submitted within six months of the date that the development hereby was first occupied.

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, policy DP3 of Regional Spatial Strategy for the Northwest (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

18) The development hereby approved shall include for full disabled access to be provided for the occupiers of the building to all areas of the development via all building entrances and to the floors via the proposed lifts.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

19) The Secured by Design Gold Aware certificate was received by the City Council as local planning authority on 9 April 2024

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

20) No part of the development shall be occupied unless and until 3no. of the car parking spaces have been equipped with EV charging points that are rated at 7-22kW per each space in accordance with the approved drawings and documents along with a load management system. These charging points and the load management system shall be retained for the duration of the use of the building and all other of the 15no. parking spaces to be provided shall be provided with the means of allowing future EV conversion.

Reason - To ensure that adequate provision is made for parking for sustainable travel, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

21) No part of the development shall be occupied until the space and facilities for the parking of a minimum of 128 bicycles have been provided within the basement of the building. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

22) No part of the development shall be occupied unless and until the 1no. car parking spaces suitable for use by disabled persons have been provided in accordance with the

approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons accordingly.

Reason - To ensure that adequate provision is made for parking for disabled persons and sustainable travel, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

23) The window at ground level, fronting onto Great Bridgewater Street, the Rochdale Canal and shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

24) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Design and Access Statement prepared by OMI Architects dated December 2020 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

25) Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable, but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained in the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

26) All building signage shall be limited to the sign shown on the drawing referenced 1420 SK/068 as confirmed in the letter from Savills dated 1st December 2023 and this sign shall be non-illuminated as confirmed in the email from Savills dated 25 January 2024.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

27) When the development is operational, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00, Sunday/Bank Holiday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

28) The applicant shall design and construct drainage system that includes maximised integration of green SUDS components where possible, such as tree pits and rainwater harvesting as proposed in the Flood Risk Assessment 'GBS-BWB-ZZ-XX-RP-YE-0001_FRA'. The drainage system shall be designed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Reason - In order to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

29) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

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: 3 March 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.