

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

The Vegetarian Society
C/o Agent

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Retention of Vegetarian Cookery School and Associated Office (Sui Generis) and retention of external passenger lift and bin store together with the installation of brick ventilation grilles.

Location: Generation House , 15 & 17-19 Jersey Street, Manchester, M4 6EZ

Date of application: 22 August 2024

Application number: 140552/FO/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.

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 approved drawings and documents:

- Drawing - Proposed 1F PLAN
- Drawing - Proposed GF PLAN

-Drawing - Proposed CKP-24-0028 01 ELEVATIONS OF PROPOSED FAN LOCATIONS (IN...

-Drawing - Proposed CKP-24-0028 C 1F ARRANGEMENT

-Supporting Information ES12W WALL FAN SYSTEMAIR

All received by the City Council, as Local Planning Authority, on 17/07/2024

-Drawing - Proposed 67627MCLS-01 ELEVATIONAL SURVEY SHEET 1

-Drawing - Proposed 67627MCLS-01 ELEVATIONAL SURVEY SHEET 2

-Drawing - Proposed 67627MCLS-01 ELEVATIONS 1 OF 2

-Drawing - Proposed 67627MCLS-01 ELEVATIONS 2 OF 2

-Drawing - Proposed 67627MCLS-02 GROUND FLOOR

-Drawing - Proposed 67627MCLS-03 FIRST FLOOR

-Drawing - Proposed CKP-24-0028-00C COOKERY SCHOOL ARRANGEMENT FINAL

-Drawing - Proposed CKP-24-0028-01 FAN LOCATIONS

-Supporting Information SYSTEMAIR ES12W WALL FAN SYSTEMAIR

-Waste Management WASTE STORAGE AND COLLECTION GUIDANCE

All received by the City Council, as Local Planning Authority, on 22/08/2024

-Drawing - Proposed 67627MCLS-05 FIRST FLOOR

-Drawing - Proposed 67627MCLS-06 GROUND FLOOR

Both received by the City Council, as Local Planning Authority, on 10/09/2024

-Drawing - Proposed 623 - 200C ELEVATIONS SECTIONS (OPTION 1) received by the City Council, as Local Planning Authority, on 22/11/2024

Noise assessment or information 672187_REPORT01_R02 NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 09/12/2024

Supporting Information AIR EXCHANGE AND ODOUR ASSESSMENT received by the City Council, as Local Planning Authority, on 23/12/2024

Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 22/08/2024

-Drawing - Proposed REFUSE ARRANGEMENTS received by the City Council, as Local Planning Authority, on 09/01/2024

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) a) The development hereby approved shall be carried out in accordance with the approved details (Noise assessment or information 672187_REPORT01_R02 NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 09/12/2024). The approved details shall be implemented in full as part of the development.

b) Within one month of the granting of this consent a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be

detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

4) The amended ventilation grill installation hereby approved shall be carried out in accordance with the following materials and plans in condition 2:

-Cardiff Red Commons (sample viewed on site 07/01/2024)

The approved details shall be implemented within 1 month of the date of this permission.

Reason - in the interest of visual amenity pursuant to policies DM1, EN1 and SP1 of the Manchester Core Strategy (2012).

5) a) The development hereby approved shall be carried out in accordance with the approved scheme (Supporting Information AIR EXCHANGE AND ODOUR ASSESSMENT received by the City Council, as Local Planning Authority, on 23/12/2024). The approved details shall be implemented in full as part of the development.

b) Within one month of the granting of this consent evidence shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

6) a) The storage and disposal of refuse shall be undertaken in accordance with the approved strategy (Waste Management WASTE STORAGE AND COLLECTION GUIDANCE received by the City Council, as Local Planning Authority, on 22/08/2024; Drawing - Proposed REFUSE ARRANGEMENTS received by the City Council, as Local Planning Authority, on 09/01/2024)

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012).

7) The cycle parking indicated on the approved document (Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 22/08/2024) shall be made available for use prior to the building hereby approved being occupied.

The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

8) The development hereby approved shall operate in accordance with the following hours:

- Cookery School - Daily 8am-11.30pm.
- Office Working - Mon-Fri 8am-7pm.
- External Area - Daily 9am-10pm

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

9) The development hereby approved shall be carried out in accordance with the approved strategy (Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 22/08/2024). The approved strategy shall remain in place for the lifetime of the development.

No amplified sound or any music shall be produced or played in any part of the site or outside the building.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

10) The external Courtyard space shall be operated in accordance with the recommendations within the acoustic assessment (Noise assessment or information 672187_REPORT01_R02 NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 09/12/2024). The development shall be operated in accordance with these recommendations for the lifetime of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

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:

http://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.

- Any new front door should be PAS24 certified & rated.
- There should be provisions for staff and clients to store personal items securely.
- Main entrance door should be controlled with access control so staff can properly vet prior to entering. Access control with video screens are recommended.

Date: 10 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 his 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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026