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

Richard Wainwright
Blochaus Climbing Ltd
Unit 1 Wood Street
Openshaw
Manchester
M11 2FB

Agent (if used)

Jeff Atkins
Jeff Atkins Architect
4 Acacia Drive
Altrincham
WA15 8QZ

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 10 (opening hours) to planning permission 123326/FO/2019 to enable opening from 6am

Location: Unit 1 Wood Street , Manchester, M11 2FB

Date of application: 30 September 2024

Application number: 141120/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/agent 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

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 premises shall be used for any other purpose other than a Class E (Formerly Class D2 pre 2021) climbing centre and exercise studio with ancillary café of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (England) Order 2010 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity and to ensure that the development is satisfactorily related to the surrounding locality pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Upon the commencement of the authorised use, the development shall be fully implemented in accordance with the external site management arrangements comprising the following plans and documents, including servicing and car parking arrangements:

o Car parking Management Plan Report Unit 1, Wood St, Openshaw, Manchester, M11 2FB by Mecha Works received 4 September 2019
o Car parking Management Plan MW008 (Project MW0033) P11
o Waste management strategy site plan Ref: MW006 (Project MW0033) Rev P10
o Waste management strategy - From Storage to collection Ref: MW009 (Project MW0033) Rev P10.

The implemented details shall be maintained in situ thereafter.

Reason - In the interests of pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Core strategy for the City of Manchester.

7) Upon commencement of the authorised development shall be fully implemented in accordance with the following drawings, documents and specifications comprising the submitted waste management plan, which shall be maintained in situ thereafter:

o Waste management strategy site plan Ref: MW006 (Project MW0033) Rev P10;
o Waste management strategy - From Storage to collection Ref: MW009 (Project MW0033) Rev P10;
o Waste Management Proforma received 30 April 2019 amended revised page 2 received 20 September 2019.

Within 2 months from the date of this permission being granted, details confirming the contractual details relating to waste collection shall be submitted to and approved in writing by the City Council and the agreed details shall be fully implemented as part of the development and maintained in situ whilst the authorised use is in operation.

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

8) Within 2 months from the date of this permission being granted, details confirming mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester.

9) Prior to its installation any externally mounted ancillary plant, equipment and servicing shall be related to a scheme to be submitted to and approved in writing by the City Council detailing its acoustic treatment and demonstrating how it would achieve a

satisfactory noise level below the typical background level at the nearest noise sensitive location. The installation of ancillary plant, equipment and servicing shall be implemented in accordance with the approved scheme, which shall remain in place thereafter.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby 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.

10) The premises at Unit 1 Wood Street, Manchester, M11 2FB, shall not be open outside the following hours:

- Monday to Friday - 6am to 10pm
- Saturday, Sunday and Bank Holiday - 8am to 9pm

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

11) No loading, unloading, deliveries or collections (including waste collections) shall be carried out on the site outside the following hours:

- Monday to Saturday - 7.30 am to 8.00 pm;
- Sundays/Bank Holidays - No deliveries/waste collections.

Reason - In order to protect the amenity of local residents and in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

12) Within 2 months from the date of this permission being granted, details confirming the details of the siting and provision bin and (36 space) cycle storage enclosures as shown on drawing referenced shall be fully implemented and maintained in situ thereafter:

- Waste management strategy site plan Ref: MW006 (Project MW0033) Rev P10;
- Waste management strategy - From Storage to collection Ref: MW009 (Project MW0033) Rev P10.

Reason - In the interests of residential amenity, to secure the appropriate storage of segregated waste and cycle storage pursuant to policies SP1, T2 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 Coal Authority in Appendix A.

Date: 21 November 2024

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.