

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 Grand Management Company
The Grand
1 Aytoun Street
Manchester
M1 3DB

Agent (if used)

Lynsay Ewart
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Replacement of combustible cladding and associated works to upgrade fire protection to the building including replacement of timber balconies.

Location: The Grand , 1 Aytoun Street, Manchester, M1 3DB

Date of application: 29 October 2024

Application number: 141404/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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 5702-HMA-TGZZ-DR-A-00001 Rev P3 received by the City Council as local planning authority on 29 October 2024

The drawing referenced:

5702-HMA-TG-ZZ-DR-A-20101 Rev P3
5702-HMA-TG-ZZ-DR-A-20102 Rev P3
5702-HMA-TG-ZZ-DR-A-20111 Rev P1
5702-HMA-TG-ZZ-DR-A-20112 Rev P1
5702-HMA-TG-ZZ-DR-A-20201 Rev P4
5702-HMA-TG-ZZ-DR-A-20202 Rev P3
5702-HMA-TG-ZZ-DR-A-20203 Rev P3
5702-HMA-TG-ZZ-DR-A-20204 Rev P3
5702-HMA-TG-ZZ-DR-A-21102 Rev P4
5702-HMA-TG-ZZ-DR-A-21103 Rev P4
5702-HMA-TG-ZZ-DR-A-22201 Rev P3
5702-HMA-TG-ZZ-DR-A-22202 Rev P3
5702-HMA-TG-ZZ-DR-A-22204 Rev P2
5702-HMA-TG-ZZ-DR-A-00002 Rev P1

received by the City Council as local planning authority on 29 October 2024

5702-HMA-TG-ZZ-DR-A-21101 Rev P3
5702-HMA-TG-ZZ-DR-A-22203 Rev P3

received by the City Council as local planning authority on 5 November 2024

5702-HMA-TG-ZZ-DR-A-21104 Rev P2

received by the City Council as local planning authority on 20 November 2024

The drawing entitled 'Zinc Cladding Hidden Fixing received by the City Council as local planning authority on 17 November 2024

The Heritage, Design & Access Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 29 October 2024

The Table including proposed materials, photos and specifications received by the City Council as local planning authority on 11 December 2024

The Fire Statement Form referenced TGM-PTB-ZZ-ZZ-RP-FE-6000 Rev 2 received by the City Council as local planning authority on 29 October 2024

The Grand Cladding Replacement Report prepared by Halliday Meecham Architects Ltd dated 10 December 2024 received by the City Council as local planning authority on 11 December 2024

The Planning Sound Insulation Review of Facade prepared by CSG Acoustics received by the City Council as local planning authority on 29 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) No external works shall take place, including any works of removal of fabric, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Manchester City Council. The CMP shall provide for: -

- a) measures to control the emission of dust and dirt during construction.
- b) details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
- c) a Community Consultation Plan
- d) sheeting of any construction vehicles that stay on site.
- e) contractor parking location
- f) full details of the types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway, including drop off and collection zones and locations.
- g) details of any temporary traffic/footway management measures
- h) a site plan for the development during the construction phase, to show the holding area and appropriate waste storage location.
- i) ongoing construction works in the locality, including consultation with local residents with consideration of the constrained location and the need for existing adjacent properties to be able to continue to go about their business.
- j) a photographic record (Dilapidation Survey) on the condition of the footway in the vicinity of the new doorway to ensure any damage to the footway is rectified upon completion.
- k) details of the construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway)

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, to control the impact on surrounding highways and to ensure that all necessary Metrolink system clearances are complied with and safe methods of working are agreed pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The materials described within the table including proposed materials, photos and specification and the Grand Cladding Replacement Report prepared by Halliday Meecham Architects Ltd both received by the City Council as local planning authority on 11 December 2024, the drawing entitled 'Zinc Cladding Hidden Fixing received by the City Council as local planning authority on 17 November 2024 and the samples viewed on site shall be installed at the property in compliance with these documents and samples in accordance with the drawings hereby approved within Condition 2. The development hereby approved shall be constructed only using these approved materials.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Before the completion of the development the scheme for acoustically insulating the proposed residential accommodation against noise from Piccadilly and Aytoun Street and nearby late-night venues as detailed within the Planning Sound Insulation Review of Facade prepared by CSG Acoustics received by the City Council as local planning authority on 29 October 2024 shall have been fully implemented. These measures shall be retained for the duration of the use of the building.

Reason - To safeguard the amenities of the occupiers of the 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.

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 Coal Authority in Appendix A.

The applicant should engage as early as possible with the MCC Highways Network Teams:

- The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
- The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

The applicant is to be advised of the details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/workingsafely>. This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed and relevant permits obtained.

The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

External wall system

2.1. It should be noted that amended Building Regulations now states: "Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building." Confirmation should be provided about whether the proposed replacement external wall systems include the prohibited relevant metal composite materials. This will be subject to consideration at later regulatory stages.

Sprinklers

2.2. Section 6(i) and 6(h) of the fire statement confirms that no automatic suppression system (sprinkler system) is installed within the existing relevant building, and a 'stay put' evacuation policy is in place.

Health and Safety Executive

2.3. It should be noted that the Ministry for Housing Communities and Local Government has published answers to frequently asked questions, about Approved Document B. Approved Document B: Fire safety - frequently asked questions - GOV.UK (www.gov.uk).

2.4. Approved Document B ('ADB' 2019, incorporating 2020 and 2022 amendments) states that blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building. Note: Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors, or landings when these areas are fire sterile.

2.5. HSE advises that the above Ministry of Housing Communities and Local Government FAQ (frequently asked questions) response and guidance be considered. For existing residential buildings that are undergoing renovation or restoration works, it may be necessary/beneficial to consider automatic suppression installation to improve fire safety precautions within the building, and that a review of the fire risk assessment be carried out. This issue will also be subject to consideration at later regulatory stages.

2.6. It should be considered that, where necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which could affect land use planning considerations in relation to the layout of the building and further HSE consultation may be required.

Hydrants

2.7. Section 13 of the fire statement confirms that the functional status (usable/operable) of the existing public hydrant is unknown. It is noted that the applicant states: "The exact availability and hydraulic capabilities of hydrants surrounding the property is unknown at this

time. It is recommended that the client requests this information from the local responsible authorities to ensure that the hydrants are in working order." However, without confirmation that there is a suitable water supply, the development might be relying on a disused water main or faulty hydrant. Resolving this issue may affect land use planning considerations such as the landscaping around the development, should additional hydrant installations be required. This will be subject to later regulatory consideration.

2.8. For information, HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR'). Once the building has been registered, the BSR will invite accountable persons to submit a safety case for their buildings. Applying to register a high-rise residential building - GOV.UK (www.gov.uk)

Date: 19 December 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.

Appendix A



The Coal Authority

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024