

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

Parthena Reys Hardman Boulevard
Limited
C/o Agent

Agent (if used)

Neil Lucas
AshtonHale Ltd
Suite 3 Level 3 ABC Buildings
Astley House
21-23 Quay Street
Manchester
M3 4AE

Part 1 – Particulars of the application/development

Proposal: Creation of a new rooftop terrace, reconfiguration of existing external plants, together with external facade alterations at ground, first and eighth floor.

Location: 1 Hardman Boulevard, Manchester, M3 3AQ

Date of application: 9 October 2024

Application number: 141199/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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 operated in accordance with the following plans and documents:

The drawings referenced:

Site location plan, ref: 10509-SHA-ZZ-A-B5D3-G100-PL-XX-001 (received 17/10/2024)
General arrangement east elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-EE-001 rev P02 (received 03/12/2024)
General arrangement north elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-EN-001 rev P02 (received 03/12/2024)
General arrangement south elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-ES-001 rev P02 (received 03/12/2024)
General arrangement west elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-EW-001 rev P02 (received 03/12/2024)
General arrangement plan ground floor level, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-00-001 rev P02 (received 03/12/2024)
General arrangement plan level 1, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-01-001 rev P02 (received 03/12/2024)
General arrangement plan level 10 roof level, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-10-001 rev P02 (received 03/12/2024)
Detail elevations level 10, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-10-001 rev P02 (received 03/12/2024)
Ground east floor elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-EE-001 rev P01 (received 03/12/2024)
Ground floor north elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-EN-001 rev P01 (received 03/12/2024)
Ground floor south elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-ES-001 rev P01 (received 03/12/2024)
Ground floor west elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-EW-001 rev P01 (received 03/12/2024)
Ground floor section - main entrance, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-00-001 rev P01 (received 03/12/2024)
Ground floor section - escape doors, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-00-002 rev P01 (received 03/12/2024)
Ground floor section - service bay, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-00-003 rev P01 (received 03/12/2024)
Level 01 section - winter garden, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-01-001 rev P01 (received 03/12/2024)
Level 08 section - terrace balustrade, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-08-001 rev P01 (received 03/12/2024)
Level 10 section - terrace pavilion and green wall, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-10-001 rev P01 (received 03/12/2024)
General arrangement plan level 4 typical, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-04-001 (received 17/10/2024)
General arrangement plan level 8, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-08-001 (received 17/10/2024)
General arrangement plan level 9, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-09-001 (received 17/10/2024)
General arrangement plan basement level, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-B1-001 (received 17/10/2024)
General arrangement section AA, ref: 10509-SHA-ZZ-A-B5D3-G200-SE-AA-001 (received 17/10/2024)
Roof terrace level 1, ref: 1HB-CDL-10-ZZ-SK-E-2110 (received 17/10/2024)
Illuminance level assessment, ref: 1HB-CDLXX-10-DR-LG-63801 (received 17/10/2024)

Supporting information:

Design and access statement, ref: P02 (received 03/12/2024)
Planning statement (received 17/10/2024)
Level 10 terrace lighting statement, ref: 1HB-CDL-XX-XX-RPT-LG-001 (received 17/10/2024)

Reason - Pursuant to Core Strategy Policies SP1, CC1, CC4 and EN1 and DM1 and saved UDP policy DC26.

3) a) The proposed works to the new façade glazing will be carried out in accordance with the Noise Impact Assessment, received on the 17/10/2024.

b) Prior to occupation of the development a verification report will 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 acceptable 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved UDP policy DC26.

4) Prior to the first use of the external roof terrace, details, including the intended use of the terrace, capacity and a schedule of days and hours of operation shall be submitted to and approved in writing by the City Council as Local Planning Authority, and shall not allow for the use of amplified sound or any music in these external areas at any time. The approved hours shall then be implemented as part of the development.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved UDP policy DC26.

5) a) The proposed works to the roof top plant will be carried out in accordance with the Noise Impact Assessment (Section 7.1), received on the 17/10/2024.

b) Prior to the operation of the plant, 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 saved UDP policy DC26.

6) Prior to the installation of the approved roller shutters to the south elevation, product specification shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full prior to their first use and thereafter retained maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

7) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to 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. **Mining Information**

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The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Any new signage on the building will require an Advertisement application to be submitted.

Date: 4 December 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 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

Appendix A



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