

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

Bridgewater Manchester (Luxembourg)
Holding SARL
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: Variation of condition 2 (Approved plans) attached to planning permission 137638/FO/2023 for changes to staircase, balustrade and planters

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

Date of application: 5 June 2024

Application number: 140200/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

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 significant negotiation and ongoing advice about the information required to be submitted to support the application and to address issues. This has led to the proposal of an acceptable proposal.

Condition(s) attached to this decision

- 1) The development shall have commenced not later than 2 February 2027.

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 following drawings and documents:

The location plan referenced 1420 L0001 received by the City Council as local planning authority on 29 August 2023

The drawings referenced:

4154 102 Rev F
4154 201 Rev B

received by the City Council as local planning authority on 11 December 2023

1420 A3021 Rev A
1420 L1601 Rev A
1420 L1602 Rev A

received by the City Council as local planning authority on 15 December 2023

The Planning Design Statement prepared by OMI Architects dated 16 August 2023
received by the City Council as local planning authority on 29 August 2023.

The Landscape Design Statement Rev C prepared by TPM received by the City Council
as local planning authority on 8 September 2023.

Addendum to Landscape information prepared by TPM received by the City Council as
local planning authority on 11 December 2023

The email from Savills dated 29 January 2024, 15 December 2023, 5 December 2023
(points 2 and 3) and 15 March 2024.

The following documents, which were received by the City Council as local planning
authority on 5 March 2024:

- The drawings referenced 4154 401 Rev A and 4154 201 Rev B.
- The Flowpoint specification sheet prepared by Instarmac.
- Streetlife drifter bench - specification sheets x 3 prepared by Streetlife.
- The Drifter Accessories specification sheet prepared by Streetlife.
- The Rockport Two Rail BX 1543-2 Specification Sheet prepared by broxap.
- The HABITATS Leaf 5903A prepared by Vestre.
- The eco-bed specification sheet prepared by Ultra Scape.
- The letter from Savills dated 5 March 2024.
- The natural stone paving sheet referenced 70 GBS HS 009. This material was
previously approved as part of CDN/23/0456.

The following documents, which were received by the City Council as local planning
authority on 5 March 2024:

- The eco-bed specification sheet prepared by Ultra Scape.
- The Flowpoint specification sheet prepared by Instarmac.
- The letter from Savills dated 5 March 2024.

In view of the above the proposals would be consistent with Core Strategy Policies
DM1, SP1, CC4, CC10, EN1, EN3, EN9 and EN10.

3) The measures identified within the Water Safety Risk Assessment dated 14 March
2024 received by the City Council as local planning authority on 15 March 2024 shall be
fully implemented and complied with for the duration of the use of the adjacent
development (70 Great Bridgewater Street).

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 Policies 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.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the completion of the development hereby approved.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars within Condition 2 of this decision. Any topping, lopping or excavation shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made other than in accordance with the approved plans and particulars within Condition 2 of this decision.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) a) Prior to the completion of the development a full specification for the new passenger lift and an installation method shall be submitted to and approved by the City Council as local planning authority.

b) The lift shall be installed fully and only in accordance with the information within a) of this condition prior to the completion and reuse of the development.

c) A management and maintenance strategy, including a Strategy for securing the lift and providing access to the use of the lift shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the lift.

d) The management and maintenance measures with c) of this condition shall be fully complied with during the installation of the lift and for as long as the lift is in situ.

e) The lift shall be retained and operational in perpetuity.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

6) a) The development shall be implemented full and only in accordance with the following information:

i. The materials shall be implemented fully and only in accordance with the following documents:

- The drawings referenced 4154 401 Rev A and 4154 201 Rev B.
- The Flowpoint specification sheet prepared by Instarmac.
- Streetlife drifter bench - specification sheets x 3 prepared by Streetlife.
- The Drifter Accessories specification sheet prepared by Streetlife.
- The Rockport Two Rail BX 1543-2 Specification Sheet prepared by broxap.
- The HABITATS Leaf 5903A prepared by Vestre.
- The eco-bed specification sheet prepared by Ultra Scape.
- The letter from Savills dated 5 March 2024.
- The natural stone paving sheet referenced 70 GBS HS 009.

ii. Jointing and fixing details between all component materials shall be implemented fully and only in accordance with the following documents:

- The eco-bed specification sheet prepared by Ultra Scape.
- The Flowpoint specification sheet prepared by Instarmac.
- The letter from Savills dated 5 March 2024.

iii. Maintenance of the site shall fully accord with the information within the email from Savills dated 15 March 2024

b) Notwithstanding the information detailed within Condition 2 of this application, prior to the commencement of the development full and final details of the landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority, including the following information:

i. Details of the treatment of any soft landscaping.

ii. Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

iii. A strategy for quality control management for quality control measures during the construction works and selection of materials.

c) The works shall be completed only in accordance with the approved details (a) and (b) of this condition).

d) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted, or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory measures to enhance biodiversity and provide age friendly measures 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.

7) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, prior to the completion and first use of the refurbished land the final details of the measures to create potential opportunities to enhance and create new biodiversity within the development to include:

- a) confirmation of the number and location of measures including bird boxes, bat boxes etc,
- b) details of any works to trees and the timing of these works, which shall not take place during bird nesting season (March to September).

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

8) The development hereby approved shall include for full disabled and age friendly access to all areas of the development in perpetuity.

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

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.

The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust 'Code of Practice for Works affecting the Canal & River Trust to ensure that the waterways are protected and safeguarded.

Date: 18 September 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.