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

Mr Tim Willis
The Board of Trustees of Methodist Central Hall Manchester
Methodist Central Hall Manchester
Central Hall Buildings
Oldham Street
Manchester
M1 1JQ

Agent (if used)

Mr Aaron Coey
OMI Architects
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Repair and reconfiguration of existing building, including stonework repairs and thermal upgrade and replacement of timber casement windows. Elevational alterations including installation of new shop frontages. Installation of roof works including PV panels, rooftop extension, terrace, plant area and glazed roof to existing lightwell.

Location: Central Hall Buildings, Oldham Street, Manchester, M1 1JQ

Date of application: 30 July 2024

Application number: 140449/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) Specified Plans The development hereby approved shall be carried out in accordance with the following drawings and documents:

- L0001: Site Location Plan
- L0003: Proposed Site Plan
- L1000: Proposed Plan L00
- L1001: Proposed Plan L01
- L1002: Proposed Plan L02
- L1003: Proposed Plan L03
- L1004_B: Proposed Plan L04 (Received 30/07/2024)
- L1005: Proposed Plan L05
- L1006: Proposed Plan LG
- L1010: Proposed Delivery and Refuse Strategy
- L1020: Demolition Plan L00
- L1021: Demolition Plan L01
- L1022: Demolition Plan L02
- L1023: Demolition Plan L03
- L1024: Demolition Plan L04
- L1025: Demolition Plan LG
- L1500: Proposed Section 01
- L1501: Proposed Section 02
- L1600: Proposed Oldham Street Elevation
- L1601 Revision A: Proposed Dale Street Elevation
- L1602 Revision C: Proposed Spear Street Elevation (Received 17/09/2024)
- L1603: Proposed Elevation Lightwell 01
- L1604 Revision A: Proposed Elevation South West Elevation
- L1700 Revision A: Typical Shopfront Proposal
- 1923-MCH-DP2-G200-PL-DR-0071 Rev P01: Drainage Plan Proposal
- 101 Revision A: North West Elevation - Outlined Repairs (RIBA 2)
- 102 Revision A: North East Elevation - Outlined Repairs (RIBA 2)
- 103 Revision A: South East Elevation - Outlined Repairs (RIBA 2)
- 104: Lightwell Elevations 01 - Outlined Repairs (RIBA 2)
- 105: Lightwell Elevations 02 - Outlined Repairs (RIBA 2)
- Bat Survey Report (Prepared by e3p; Dated June 2024)
- Construction Environmental Management Pla (Prepared by John Turner; Dated 25/03/2024)
- Daylight & Sunlight (Prepared by Gia; Dated 18/03/2024)
- Design and Access Statement (Prepared by OMI Architects; Dated July 2024)
- Heritage Statement & Impact Assessment (Prepared by Chambers Conservation Ltd)
- Interim Travel Plan (Prepared by OMI Architects; Dated July 2024)
- Methodist Central Hall, Manchester Servicing Strategy (Prepared by OMI Architects; Dated July 2024)
- Noise Impact Assessment (Prepared by e3p; Dated March 2024)
- Planning Policy Statement (Prepared by OMI Architects; Dated July 2024)
- Planning Report Energy Statement (Prepared by CWC; Dated 05/06/2024; Received 30/07/2024)
- Statement of Need (Prepared by the Board of Trustees of Methodist Central Hall Manchester; Dated July 2024)
- Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated February 2024)

o Waste Storage and Collection Guidance for New Developments (Dated September 2023)

Stamped as received by the City Council as Local Planning Authority on 05/07/2024, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

o Communication strategy with residents and businesses
o Display of an emergency contact number;
o Details of wheel washing;
o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
o Compound locations where relevant;
o Details regarding location, removal and recycling of waste (Site waste management plan);
o Phasing and quantification/classification of vehicular activity;
o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
o Measures to mitigate risks such as objects falling from height and impacting highway users;
o Parking for construction vehicles and staff;
o Sheeting over of construction vehicles;
o A commentary/consideration of ongoing construction works in the locality;
o Construction and demolition methods to be used;
o The erection and maintenance of security hoardings where relevant;
o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
o Pedestrian management proposals;
o Loading and unloading of plant and materials;
o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The demolition and construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the

construction of the development, as well as end use, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment for the construction phase of the development pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

c) Within three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment, for the end use of the development, pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the commencement of any works in relation to the implementation of the roof top extension, lightwell roof and roof retiling, hereby approved, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii);
ii. drawings to illustrate details of full sized sample panels that will be produced; and
iii. production and approval of full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development shall be carried out in accordance with the approved details.
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, as specified in policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the plans listed under condition 2 of this permission, upon the removal of external modern fascia signs and other associated shopfront elements but prior to the commencement of any further shopfront works, a signage and general works strategy for the property's ground floor shopfronts and entrances shall be submitted to and approved in writing by the City Council as Local Planning Authority. The strategy shall include the following:

o A detailed shopfront design for each ground floor retail unit, including the Central Hall's Oldham Street and Dale Street entrances.
o Details and samples of all materials to be used in the external finish of the approved shopfronts.
o Details and overall strategy for cohesive and well-designed signage to the property's ground floor retail units.

The development shall then proceed in accordance with the approved details.

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, as specified in policies SP1 and DM1 of the Core Strategy.

7) Prior to the commencement of any works in relation to the installation of the steel doors and ventilation panels to the property's Spear Street elevation hereby approved, including enabling and removal works, samples and specifications of such materials, including their colour, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development.

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, as specified in policies SP1 and DM1 of the Core Strategy.

8) Prior to the removal of any graffiti on the property's external elevations and any other associated cleaning of the property's façade, a method statement for such works, with cleaning samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

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, as specified in policies SP1 and DM1 of the Core Strategy.

9) a) The repair of the property's external stonework and brickwork shall proceed in accordance with the following drawings:
o 101 Revision A: North West Elevation - Outlined Repairs (RIBA 2)
o 102 Revision A: North East Elevation - Outlined Repairs (RIBA 2)
o 103 Revision A: South East Elevation - Outlined Repairs (RIBA 2)
o 104: Lightwell Elevations 01 - Outlined Repairs (RIBA 2)
o 105: Lightwell Elevations 02 - Outlined Repairs (RIBA 2)

b) Notwithstanding part a of this condition, prior to the commencement of the repair works outlined above, final details of the extent of the repair works, along with material samples of any proposed replacement brickwork, stonework and mortar shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be completed in accordance with the approved details.

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, as specified in policies SP1 and DM1 of the Core Strategy.

10) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works in relation to the property's windows, final details of the following elements shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Full details of necessary window repairs.
b) Full details of all proposed upgrades to existing window.
c) Full details including location of, profiles, sections and finish of replacement timber windows.
d) Full details on the removal of obscure glazed windows and instatement of clear glazing.

The development shall then proceed in accordance with the approved details.

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, as specified in policies SP1 and DM1 of the Core Strategy.

11) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall 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 nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment prepared by e3p (Dated March 2024), stamped as received by the City Council as Local Planning Authority on 05/07/2024. The approved scheme shall be implemented in full before the use commences.

b) Prior to the first operation of the plant, scheme 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

13) a) Before the first occupation of the development hereby approved, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties. The approved details shall then be implemented prior to the first use of the development

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light 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 criteria.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

14) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale and appearance of the property's heat pumps (including cross sections) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first occupation of the development, a scheme for the removal of any redundant externally mounted equipment, cabling and any other paraphernalia, as well as the simplification of required equipment, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved measures shall be implemented as part of the development and be completed prior to its first occupation.

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 in accordance with policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

16) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of the PV array to the property's roof (including cross sections) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

17) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of rooftop plant (including maximum extent, elevations, cross sections and product specifications) shall be submitted to and approved in writing by the City Council as Local Planning Authority. All plant shall be screened from public view.

The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the first use of the roof top terrace, a Management Plan shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This plan shall include details of the capacity, intended use and a schedule of days and hours of operation of the terrace. The approved Management Plan shall be implemented upon first use of the external areas and be adhered for the lifetime of the development thereafter.

There shall be no use of amplified sound or any music (including live music) in these external areas at any time.

Reason - Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy

19) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of, bird and bat boxes on site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

20) The development hereby approved shall be carried out in accordance with the Framework Travel Plan, prepared by OMI Architects, received by the City Council, as Local Planning Authority, on the 05/07/2024.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified Travel Plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

21) Notwithstanding the TV reception survey prepared by GTech, stamped as received by the City Council, as Local Planning Authority, on the 05/07/2024, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

22) The development hereby approved shall be completed in accordance with the measures included in the submitted Planning Report Energy Strategy Statement (Prepared by CWC; Dated 06/03/2024) stamped as received by the City Council as Local Planning Authority on 05/07/2024.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

23) The development hereby approved shall include for full disabled access to be provided to all areas, including the main entrances and to the floors above.

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

24) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the 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 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.

25) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday
10:00 to 18:00, Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1.

26) No building works shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of the property for active birds' nests immediately before the demolition commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority, and then be adhered to for the duration of the construction phase of the development.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

27) The development hereby approved shall proceed in accordance with the measures and recommendations included within the submitted Bat Survey Report, prepared by e3p (Dated June 2024), received by the City Council as Local Planning Authority on 05/07/2024. This shall include that contractors be given a tool box talk prior to the commencement of the approved works by a suitably qualified ecologist. In the event a bat is found during the works, all works should cease, and a suitably qualified ecologist be contacted and further advice sought from Natural England.

Reason - In order to provide protection to bats, pursuant to Policy EN15 of the Core Strategy.

28) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

29) The development shall be drained in accordance with the proposed drainage scheme as shown on drawing no.1923-MCH-DP2-G200-PL-DR-0071 Rev P01, stamped as received by the City Council as Local Planning Authority on 05/07/2024.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

30) The rooftop extension and new shopfronts hereby approved shall be built in accordance with secured by design standards.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

31) Deliveries to and refuse and recycling collections from the development hereby approved shall proceed in accordance with the following documents:

- Design and Access Statement prepared by OMI Architects (Dated July 2024)
- GD 04, Waste Storage and Collection Guidance for New Developments, Version 7 (Dated September 2023)
- Drawing No.L1010: Proposed Delivery and Refuse Strategy

All stamped as received by the City Council as Local Planning Authority on 05/07/2024.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter be retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

32) They cycle store as shown on drawing no.L1000 shall be made available for use prior to the occupation of the development and shall be retained and maintained thereafter for the lifetime of the development.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) All external doors of the development hereby approved shall open away from the public highway, with the exception of fire escape doors.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

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.

In addition to this, the applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's
Highway Applications and Network Resilience teams via Email --
highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

As the site location is adjacent to an existing signalised junction at Dale Street / Oldham Street, should the construction works be likely to impact upon the junction, the applicant will need to liaise with TfGM UTC via gmutc@tfgm.com prior to undertaking any works.

Date: 24 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 of 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