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 Nick Riggs
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: City Council Development - Change use from Adult Education Centre (Class F1 use) to short stay homelessness accommodation (sui generis), together with ancillary office and administrative space.

Location: Longmire Centre, 181 Longley Lane, Manchester, M22 4JG

Date of application: 11 September 2024

Application number: 140780/VO/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

Condition(s) attached to this decision

0) Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, in particular the loss of a tree at the site prior to the submission of the application, waste storage , cycle storage and the need for an electric charging point. Additional plans and information have been provided and these matters has been satisfactorily resolved and the appropriate conditions have been attached.

1) The permission hereby granted is for a limited period only, expiring on 24th October 2029; and the use comprising the development for which permission is hereby granted is required to be discontinued.

Reason - The use of the building is required for a temporary period, pending the provision of permanent short stay homelessness accommodation in another location in

Manchester, pursuant to policies H10, SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan; and Longmire Management Statement received 5th August 2024;

Agent email dated 9th October 2024;

Location plan with bin storage and parking space arrangements; and
Black coloured Broxap premier Security cage ref: BXMW/AWSC
received 9th October 2024

Agent email dated 10th October 2024 confirming number of cycle storage spaces and the colouration of the cycle store.

Waste Management Strategy profoma received 10th October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The car parking indicated on the approved Location plan with bin storage and parking space arrangements received 9th October 2024 shall be demarcated and made available for use within three months of the date of the permission hereby granted. The car parking shall then be available at all times whilst the short stay homelessness accommodation is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

4) The cycle storage facility shall be located as shown on the approved Location plan with bin storage and parking space arrangements, and be in the form of a Black coloured Broxap premier Security cage ref: BXMW/AWSC with provision for 4 cycles in accordance with the email from the planning agent dated received 10th October 2024. The cycle store shall be implemented in accordance with the approved details, and all the agreed works shall be completed within 3 months of the date of the permission hereby granted, and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

5) Finalised specifications of the electric car charging point indicated on the approved Location plan with bin storage and parking space arrangements received 9th October 2024, shall be submitted to and agreed in writing by the City Council, as Local Planning Authority within 3 months of the permission hereby granted.

The approved details shall then be implemented as part of the development and shall remain available for use so long as the use 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 EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

6) Notwithstanding details within the submitted waste management strategy proforma, within 3 months of the date of the development hereby approved, a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented on site within one month of the waste management arrangements being approved, as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy (2012).

7) Within 3 months of the date of the development hereby approved finalised elevational design of the bin store in the location shown on the location plan received on 9th October 2024 shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented on site within one month of the bin store design being approved, as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy (2012).

8) The use hereby approved shall only be implemented in accordance with the measures detailed within the submitted Longmire Management Statement received 5th August 2024. The measures in the Longmire Management Statement shall be adhered to at all times, so long as the agreed use is operational.

Reason - In the interests of public safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

9) The planning permission hereby granted relates to the use of the building as] short stay homelessness accommodation (sui generis), only and for no other purpose.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) a) Within 3 months of the approval hereby granted details of a landscaping scheme (including replacement tree planting), shall be submitted to and approved in writing by the City Council as local planning authority.
The approved scheme shall be implemented not later than 12 months from the date this approval.
b) If within a period of 5 years from the date of the planting of any tree, that tree 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 landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

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

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk

Date: 24 October 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.