

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

Warden Construction
C/o Agent

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 other associated fire remediation works.

Location: Garden House, 114 High Street, Manchester, M4 1HQ

Date of application: 23 January 2024

Application number: 139067/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 carried out in accordance with the following drawings and documents:

(a) Site Plans 5540-HMA-GH-ZZ-DR-A-00001 Rev P1 and 5540-HMA-GH-00-DR-A-20001 Rev P1 stamped as received on 23/01/24;

(b) Dwgs 5540-HMA-GH-ZZ-DR-A-10205 Rev P2 Garden House Proposed Elevation 05 Plans, 5540-HMA-GH-ZZ-DR-A-10206 William Fairburn Way Proposed Elevation 06 Rev P2, 5540-HMA-GH-ZZ-DR-A-20201 Rev P3 Garden House Proposed Elevation 01, 5540-HMA-GH-ZZ-DR-A-20202 Rev P3 Garden House Proposed Elevation 02, 5540-HMA-GH-ZZ-DR-A-20203 Rev P2 William Fairburn Way Proposed Elevation 03, 5540-HMA-GH-ZZ-DR-A-20204 Rev P3 Garden House Proposed Elevation 04, 5540-HMA-GH-ZZ-DR-A-20205 Rev P2 Garden House Proposed Elevation 05, 5540-HMA-GH-ZZ-DR-A-20206 Rev P 2 William Fairburn Way Proposed Elevation 06 , 5540-HMA-GH-ZZ-DR-A-20207 Rev P2 Garden House Existing Proposed 01 and 02 - Hidden, 5540-HMA-GH-ZZ-DR-A-20208 Rev P2 Garden House Existing Proposed 03 and 06 - Hidden and 5540-HMA-GH-ZZ-DR-A-20209 Rev P2 Garden House Existing Proposed 04 - Hidden stamped as received on 23/01/24

(c) Dwgs 5540-HMA-GH-LX-DR-A-20101 Rev P1 Garden House Ground Floor Plan, 5540-HMA-GH-LX-DR-A-20102 Rev P1 Garden House First Floor Plan, 5540-HMA-GH-L2-DR-A-20103 Rev P1 Garden House Second Floor Plan, 5540-HMA-GH-L3-DR-A-20104 Rev P1 Garden House Third Floor Plan, 5540-HMA-GH-L4-DR-A-20105 Rev P1 Garden House Fourth Floor Plan, 5540-HMA-GH-L5-DR-A-20106 Rev P1 Garden House Fifth Floor Plan and 5540-HMA-GH-L6-DR-A-20107 G Rev P1 Garden House Sixth Floor Plan stamped as received on 23/01/24

(d) Dwgs 5540-HMA-GH-LX-DR-A-21101 Rev P2 External Wall Treatment - Brickwork at Window Reveal, 5540-HMA-GH-LX-DR-A-21102 Rev P2 External Wall Treatment - Cladding at Window Reveal, 5540-HMA-GH-LX-DR-A-21103 Rev P2 External Wall Treatment - Brickwork at Party Wall, 5540-HMA-GH-LX-DR-A-21104 Rev P2 External Wall Treatment - Brickwork at Brick to Brick corner, 5540-HMA-GH-LX-DR-A-21105 Rev P3 External Wall Treatment - Brickwork at Cladding corner, 5540-HMA-GH-LX-DR-A-21201 Rev P2 External Wall Treatment - Brickwork at Floor Level Unsupported, 5540-HMA-GH-LX-DR-A-21202 Rev P1 External Wall Treatment - Brickwork at Floor Level Supported, 5540-HMA-GH-LX-DR-A-21203 Rev P2 External Wall Treatment - Cladding to Projected Façade and 5540-HMA-GH-LX-DR-A-31201 Rev P2 External Wall Treatment - Spandrel Panels in Curtain Walling stamped as received on 23/01/24

(e) Document 5540-HMA-GH-XX-SP-A-80000 Garden House Specification A4 NTS P2 stamped as received on 23/01/24

(f) Material Specification Sheet '5540A Garden House' (prepared by Halliday Meecham Architects) stamped as received on 23/01/24

all of above as amended by 5540-HMA-GH-ZZ-DR-A-21102 Rev C2, 5540-HMA-GH-ZZ-DR-A-21103 Rev C4, UA1-SFCL-T01, UA1-SFCL-T02, UA1-SFCL-T03 and UA1-SFCL-T04 stamped as received on 08/03/43

(g) PBA e-mails 08/02/24 and 21/02/24

(h) Garden House Site Logistics Plan stamped as received on 04/03/24

(i) Re: Sound Insulation Review of Replacement Cladding - Garden House by CSG stamped as received on 23/01/24; and

(j) Fire Statement The Garden House, 114 High Street, Manchester, M4 1HQ, Riverside Group, 23 October 2023 by Orsa stamped as received on 13/02/24.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3 , CC9, SP1 and DM1 of the Core Strategy and saved UDP policy DC18.1

3) Notwithstanding the details submitted with the application as set out in conditions 2, prior to the installation of any external materials, details of materials along with jointing and fixing details between all component materials shall be submitted to and approved in writing by the City Council as Local Planning Authority. This may require the inspection of full sized sample interfaces.

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.

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.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

A Traffic management plan for the construction phase has been submitted. The applicant should be advised to make contact with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk to discuss the following:

- Pedestrian and traffic management plans:
- What will be the effect on vehicular and pedestrian movement?
- Are there any road/footway closures or diversions required to facilitate the development?
- Are works to the back of kerb or right on the kerb edge?
- Requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements.
- Confirmation of compound location is required and has this been formally agreed with the landowner? Highways would not support the accumulation of contractor vehicles onstreet.

Date: 13 March 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