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

Northside (Manchester) Limited
C/o Agent

Agent (if used)

Miss Vanessa Rowell
Avison Young
11 York Street
Manchester
M2 2AW

Part 1 – Particulars of the application/development

Proposal: Erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works.

Location: 12 And 14 - 16 Piccadilly, Manchester, M1 3AN

Date of application: 5 December 2023

Application number: 137794/FO/2023

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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) Dwgs HMP-BA-10-L01-DP-A-0, Rev P01 S2 - Location Plan; MP-BA-10-L00-DP-A-0, Rev P04 S2 - Site Plan; HMP-BA-10-EW-DP-A-0, Rev P05 S2 - Site West Elevation; HMP-BA-10-ES-DP-A-0, Rev P05 S2 - Site South Elevation; HMP-BA-10-EN-DP-A-0, Rev P06, S2 - Site North Elevation; HMP-BA-10-EE-DP-A-0, Rev P05 S2 - Site East Elevation;

(b) Dwgs HMP-BA-12-B01-DP-A-0, Rev P01 S2 - Demolition Basement Plan; HMP-BA-12-EE-DP-A-0, Rev P03 S2 - Demolition East Elevation, Heritage; HMP-BA-12-L00-DP-A-0, Rev P03 S2 - Demolition Ground Floor Plan ; HMP-BA-12-L01-DP-A-0, Rev P01 S2 - Demolition First Floor Plan; HMP-BA-12-L02-DP-A-0, Rev P01 S2 - Demolition Second Floor Plan; HMP-BA-12-L03-DP-A-0, Rev P01 S2 - Demolition Third Floor Plan; HMP-BA-12-L04-DP-A-0, Rev P01 S2 - Demolition Fourth Floor Plan; HMP-BA-12-L05-DP-A-0, Rev P01 S2 - Demolition Fifth Floor Plan; HMP-BA-12-SN-DP-A-0, Rev P03 S2 - Demolition North Section Heritage;

(c) HMP-BA-20-B01-DP-A-0, Rev P01 S2 - Basement Floor Plan; HMP-BA-20-L00-DP-A-0, Rev P04 S2 - Ground Floor Plan; HMP-BA-20-M01-DP-A-0,Rev P03 S2 - Mezzanine Floor Plan; HMP-BA-20-L01-DP-A-0, Rev P01 S2 - Level 1 Floor Plan; HMP-BA-20-L02-DP-A-0, Rev P03 S2 - Level 2 Floor Plan; HMP-BA-20-L03-DP-A-0, Rev P05 S2 - Level 3 Floor Plan; HMP-BA-20-L04-DP-A-0, Rev P04 S2 - Level 4 Floor Plan; HMP-BA-20-L05-DP-A-0, Rev P02 S2 - Level 5 Floor Plan; HMP-BA-20-L06-DP-A-0, Rev P02 S2 - Level 6-20 Floor Plans; HMP-BA-20-L21-DP-A-0, Rev P02 S2 - Level 21-24 Floor Plans; HMP-BA-20-L25-DP-A-0, Rev P02 S2 - Level 25-26 Floor Plans; HMP-BA-20-L27-DP-A-0, Rev P02 S2 - Level 27 Floor Plan; HMP-BA-20-L28-DP-A-0, Rev P01 S2 - Level 28 Floor Plan; HMP-BA-20-L29-DP-A-0, Rev P01 S2 - Level 29 Floor Plan; HMP-BA-20-L30-DP-A-0, Rev P01 S2 - Level 30 Floor Plan; HMP-BA-20-L32-DP-A-0, Rev P02 S2 - Level 32 Floor Plan; HMP-BA-20-R00-DP-A-0, Rev P01 S2 - Roof Plan;

(d) HMP-BA-20-SN1-DP-A-0, Rev P03 S2 - North Section; HMP-BA-20-SW1-DP-A-0, RevP04 S2 - West Section;

(e) HMP-BA-21-01-DP-A-0, Rev P05 S2 - Bay Studies 1 of 10; HMP-BA-21-02-DP-A-0, Rev P06 S2 - Bay Studies 2 of 10; HMP-BA-21-03-DP-A-0, Rev P05 S2 - Bay Studies 3 of 10; HMP-BA-21-04-DP-A-0, Rev P05 S2 - Bay Studies 4 of 10; HMP-BA-21-05-DP-A-0, Rev P05 S2 - Bay Studies 5 of 10; HMP-BA-21-06-DP-A-0, Rev P03 S2 - Bay Studies 6 of 10; HMP-BA-21-07-DP-A-0, Rev P03 S2 - Bay Studies 7 of 10; HMP-BA-21-08-DP-A-0, Rev P01 S2 - Bay Studies 8 of 10; HMP-BA-21-09-DP-A-0, Rev P01 S2 - Bay Studies 9 of 10; HMP-BA-21-10-DP-A-0, Rev P01 S2 - Bay Studies 10 of 10;

(f) HMP-BA-21-EE-DP-A-0, Rev P05 S2 - East Elevation; HMP-BA-21-EN-DP-A-0, Rev P06 S2 - North Elevation; HMP-BA-21-ES-DP-A-0, Rev P05 S2 - South Elevation; HMP-BA-21-EW-DP-A-0, Rev P05 S2 - West Elevation;

(g) HMP-BA-35-B01-DP-A-0, Rev P01 S2 - Basement Reflected Ceiling Plan; HMP-BA-35-L00-DP-A-0, Rev P03 S2 - Ground Floor Reflected Ceiling Plan; HMP-BA-35-M01-DP-A-0, Rev P04 S2 - Mezzanine Reflected Ceiling Plan; HMP-BA-35-L01-DP-A-0, Rev P04 S2 - Level 1 Reflected Ceiling Plan; HMP-BA-35-L02-DP-A-0, Rev P04 S2 - Level 2 Reflected Ceiling Plan; HMP-BA-35-L03-DP-A-0, Rev P05 S2 - Level 3 Reflected Ceiling Plan; HMP-BA-35-L04-DP-A-0, Rev P03 S2 - Level 4 Reflected Ceiling Plan;

(h) Room2 Hometel Piccadilly, Manchester An Assessment Archaeological Desk Report Update July 2024 by PCA;

(i) Preliminary BREEAM Assessment Room2 Hometel Piccadilly Manchester by eight versa Rev 03 23-05-24;

(k)PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT 12 - 16 PICCADILLY, MANCHESTER M1 3AQ REC REFERENCE: 101145P1R0 REPORT PREPARED FOR: TOYOKO INN CO LIMITED MARCH 2016 as as supplemented by the 12-16 Piccadilly, Manchester Supplementary Geoenvironmental Review February, 2024 by CGL;

(l)Noise Impact Assessment Report (RIBA Stage 2), Report 25720.NIA.01 Rev F by KP Acoustics;

(m) HOMETEL PICCADILLY Sustainability Services, Energy Statement, 14607-WBS-ZZ-ZZ-RP-SU-10001 P06 August 2024 by Waterman;

(n) Room2 Hometel Piccadilly Manchester Circular Economy Statement, by JLL | Sustainable Asset Services May 2024;

(o) ROOM 2 HOMETEL, 12-16 PICCADILLY, MANCHESTER, M1 3AN PROPOSED HOTEL DEVELOPMENT Stage 1 Road Safety Audit, February 2024 RW-LF-24-4332-RSA1 by the Safety Forum;

(p) Room2 Hometel Piccadilly, Manchester Draft Travel Plan by Price and Myers Rev 3 July 2024;

(q) Waste management and servicing strategy date 9 th July 2024 by Bennetts Associates;

(r) V/FM & DAB RECEPTION SURVEY REPORT 9th July 2024 by SCS;

(s) Proposed Parking Layout plan 30578 8000 Rev 6, 30578 9004 Rev PO21 and 30578 9004 Rev PO2 stamped as received on 15-07-24;

(t) room2 Hometel Manchester Stage 2 Fire Strategy HOMA-BHE-XX-XX-RP-YD-0002 P056621 12 July 2024 Revision P03;

(u) Room2 Hometel Piccadilly Manchester Air Quality Assessment July 2024 by Waterman;

(v) Heritage Assessment July 2024;

(x) Broadband and Connectivity Report June 2023;

(y) Structural Engineering Report May 2023;

(z)Transport Statement June 2024;

(aa) Ventilation and Extraction Systems June 2023

(bb) ES Main Text and Appendices:

1. Introduction 2. EIA Methodology and Consideration of Alternatives 3. Site Desciption 4.

Alternatives; 5.The Proposed Development, 6. Townscape and Visual, 7. Built Heritage, 8. Daylight, Sunlight and Overshadowing; 9. Wind Microclimate, 10 Climate Change.11.Cumulative Effects, 12.Summary and Conclusions.

and

(cc) ES Volume -Non Technical Summary

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, CC4, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC18.1, DC19.1, DC20 and DC26.1.

3) Prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii);
drawings to illustrate details of full sized sample panels that will be produced; and 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 of that phase shall be carried out in accordance with the approved details.

4) Notwithstanding the PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT 12 - 16 PICCADILLY, MANCHESTER M1 3AQ
REC REFERENCE: 101145P1R0 REPORT PREPARED FOR: TOYOKO INN CO LIMITED MARCH 2016 as as supplemented by the 12-16 Piccadilly, Manchester Supplementary Geoenvironmental Review May 2024 by CGL prior to the commencement of the development the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

(i) Submission of Site Investigation Proposals
(ii) Submission of a Site Investigation and Risk Assessment Report
(iii) Submission of a Remediation Strategy

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development other than demolition shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before below ground works t commence and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report

and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development other than demolition commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme.

5) No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
*Parking of construction vehicles and staff; and
* Sheeting over of construction vehicles.

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 development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Prior to the commencement of development details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks, bird boxes and appropriate planting shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme submitted and approved above.

All of the above shall be fully implemented prior to occupation of the development

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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.

7) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to,

and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

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.

8) Notwithstanding the details as set out within the Room2 Hometel Piccadilly, Manchester Flood Risk Assessment and Drainage Report Rev 04, 09 July 2024 no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

*A finalised drainage layout showing all components, outfalls, levels and connectivity;

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;

*Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;

*A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less are than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.

*An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

*Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

* Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;

*Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

*Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

*Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.

* Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

* Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.

* Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority.

*Where a public sewer diversion is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.

*For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.

*Hydraulic calculation of the proposed drainage system;

* Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and Core Strategy Policies SP1, DM1 EN08 and EN14.

9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

o Verification report providing photographic evidence of construction as per design drawings;
o As built construction drawings if different from design construction drawings;
o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker,

or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) (a) Notwithstanding the details submitted as set out in the Noise Impact Assessment Report (RIBA Stage 2), Report 25720.NIA.01 Rev F by KP Acoustics before development commences a final scheme for acoustically insulating the development hereby permitted against any actual or potential sources of noise from:

(a) any commercial/industrial premises in the vicinity of the development

(b) the local traffic network;

(c) any mechanical ventilation system installed as part of the development; and

(d)noise transfer from the bar/restaurant/ exhibition/museum area to aparthotel rooms;

shall be submitted to the City Council as local planning authority in writing for its written approval

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.

The approved noise insulation scheme shall be completed before the approved uses commence.

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in this or adjacent residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

11) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, 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 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 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).

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

12) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation 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; and

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 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

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

13) Prior to occupation a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

14) Final details of the method of extraction of any fumes, vapours and odours from any kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of the hotel and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which superseed this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

15) The waste arrangements for the aparthotel and bar/ restaurant shall be operated in accordance with the Waste management and servicing strategy date 9 th July 2024 by Bennetts Associates

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

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

16) The museum / exhibition space shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

17) The development hereby approved shall be carried out in accordance with the targets set out within the HOMETEL PICCADILLY Sustainability Services, Energy Statement, 14607-WBS-ZZ-ZZ-RP-SU-10001 P06 August 2024 by Waterman

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

18) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Room2 Hometel Piccadilly, Manchester Draft Travel Plan by Price and Myers Rev 3 July 2024

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.

In this condition a revised travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by hotel guests and staff;
ii) a commitment to surveying the travel patterns of hotel guests and staff within the first six months of use of the development 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; and
vi)details of how the parking requirements of a disabled guest would be met by the hotel operator,

Reason - To assist promoting the use of sustainable forms of travel and 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 SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

20) Notwithstanding the TV/FM & DAB RECEPTION SURVEY REPORT 15th May 2023 by SCS within one month of the practical completion of the development or before the residential element of the development is first occupied, whichever is the sooner, 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

21) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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.

22) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

23) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas.

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

24) If any external 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) Notwithstanding the details contained within condition 2 above prior to the first occupation of the aparthotel a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

(a) Details of the service layby (noting the Highways comments supplied during the processing of this application in relation to costs for the loss of parking spaces);

(b) Any modifications / improvements to the public highway or footpath and evidence of associated S278 agreement; and

(c) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries; and

(d) Evidence of the agreed amendments to TRO's associated with the above;

and shall be implemented and be in place prior to the first occupation of the aparthotel accommodation and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

26) The development shall be carried out in accordance with sections 3, 4, 5 and 6 of the Crime Impact Statement Version D 24-05-24

The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

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

27) No doors (other than those designated as fire exits, access shown on Dwg HMP-BA-20-L00-DP-A-0 P04 Rev S2 stamped as received on 11-07-24 shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

28) The 35 cycle parking spaces shall be fully implemented as shown in dwg HMP-BA-20-L00-DP-A-0 P04 Rev S2 The development shall not be occupied unless and until the above cycle parking spaces are in place

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).

29) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 13. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source 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).

30) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the PV's to the building hereby approved. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source 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).

31) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing SK 001, Rev 2.

For the avoidance of doubt surface water must drain at the restricted rate of 2.5l/s.

The approved scheme shall be implemented in full before use of the use first commences and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and to ensure that foul and surface water will be drained on a separate system,
Reason - Pursuant to National Planning Policy Framework Section 15 and Core Strategy policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

32) In relation to site layout, water supplies for firefighting purposes and access for fire appliances,the development shall be implemented in accordance with the room2 Hometel Manchester Stage 2 Fire Strategy HOMA-BHE-XX-XX-RP-YD-0002 P056621 14 June 2023 Revision P02

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

33) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

34) Accessible rooms shall be carried out in accordance with the Design and Access Statement Prepared by room2 Hometel: Manchester Piccadilly Design and Access Statement: July 2023 by Bennetts Associates

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

Reason - In the interest of ensuring the accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

35) The window(s) at ground level shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

36) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as an hotel (C1) with ancillary restaurant/bar and museum / exhibition space and for no other purposes.

Reason - To ensure that the building is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

37) Prior to occupation of the hotel use a strategy for the management and provision of suitable certified mobile hoists within the rooms for disabled people shall be submitted to and approved in writing by the City Council as Local Planning Authority on the basis of an initial provision of one hoist. Final details of the number and types of hoists shall be submitted to and agreed in writing not more than 12 months following the use of the hotel commencing. The details shall include an evidence based assessment/evaluation of the demand for this facility by guests. The approved details shall be fully implemented and retained thereafter.

Reason - To ensure that adequate provision of hoist facilities for guests is provided, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy (2012).

38) Prior to commencement of the apart hotel use a management Strategy for patrons of the ancillary bar / restaurant use shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

39) Prior to first occupation of the development hereby approved, a strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority, for the pick up and drop off arrangements to support disabled guests, and their luggage, enter and exit the hotel from the surrounding highway (including loading bay to Chatham Street) or when dropped off/ picked up by a taxi or other vehicle from outside of the hotel to include the provision of a a valet parking service)

The approved strategy shall be implemented upon first use of the development and thereafter retained for as long as the development remains in use.

Reason - To ensure that adequate arrangements are put in place to assist disabled guest enter and exit the hotel from the surrounding highway pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy

40) Before development commences, a full photographic record of the building (internally and externally before and after any strip out / demolition works) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

41) Before erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless an until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.s

42) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items within 12 Piccadilly unless and until final details (including where appropriate specification and method statement) of the

following have been submitted to and approved in writing by the City Council as Local Planning Authority:

a. Demolition method statement including building protection to safeguard the heritage asset;

b. Detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building to include the roof and external elevations including windows, stonework, plasterwork, repointing (including specification for mortar and stone repair / replacement) prepared by a conservation specification and schedule of works;

c. Cleaning of external elevations;

d. Replacement windows at ground floor and replacement of windows at ground level, Level 3, and 4;

e. Repairs to windows including survey and details of proposed works including specification and method statement;

f. Details of making good parts of the building that are to be the subject of removals and / or demolition including the southern wall and chimney;

g. Painting and repair all original windows to the Chatham Street and Piccadilly elevations;

h. Replacement door and details of alterations at the Chatham Street and Piccadilly corner including alterations to steps and reveals and making good;

i. Retention / relocation of marble wall finishes within existing Piccadilly entrance lobby to include a full survey and method statement for the careful removal / alterations and repair including protection during the works;

j. Formation and making good of structural openings in the party/gable wall

k. Detailed specification for all roof works including remove and refurbishment of roof including timber and leadwork, rainwater goods, outlets, ventilation, build up if insulation is proposed. This should be based on the principle of salvage as many features / slates as possible and reuse.

l. Samples of any proposed slates and ridges

m. Final design of grilles

n. Survey of and removal of redundant external fittings and making good holes and any defects such as former scaffolding fixing points, signage fixings points.

o. Details of slatted screens to Gore Street; and

p. Works to the roof.

All of the above shall be implemented in accordance with the approved details before the development is first occupied

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

43) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy 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.

t is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'.

Water Main

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:
https://www.unitedutilities.com/builders-developers/your-development/planning/buildingover-or-working-near-our-assets/working-near-our-pipes/ . The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.
Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

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Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

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For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: http://iaqm.co.uk/guidance

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

INNS Management: It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as wall cotoneaster are included within this schedule. If any wall cotoneaster will be transported off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Generator: The routine maintenance and servicing of any emergency generator shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Details of how the construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the

cause of the exceedance has been identified and where necessary, an alternative method of work established).

Date: 30 August 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

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