

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

Mr Nick Wright
Arena Event Services Group
Unit 10 Needingworth Industrial Estate
St Ives
PE27 4NB

Agent (if used)

Mr Nick Wright
Arena Event Services Group
Unit 10 Needingworth Industrial Estate
St Ives
PE27 4NB

Part 1 – Particulars of the application/development

Proposal: Temporary change of use of public open space for the purpose of the Ice Rink adjoining the Christmas Markets for a temporary period of 94 days.

Location: National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

Date of application: 12 June 2024

Application number: 139925/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 permission hereby granted is for a limited period only between 07-11-24 till the 01-01-25; and the use comprising the development for which permission is hereby granted is required to be discontinued on that date and on removal of this any damage to the application site is to be made good .

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1, CC4, CC9 and EN3 And DM1 and saved UDP policies DC18.1, DC19.1.

2) The development hereby approved shall be operated in accordance with the following plans and documents:

The drawings referenced:

- o Location Plan (Received 12/06/2024)
- o 20M CURVED 2.9M (Received 06/06/2024)
- o 5M DETAIL (Received 06/06/2024)
- o 5M X 3.8M DETAIL (Received 06/06/2024)
- o 7.5M DETAIL (Received 06/06/2024)
- o ELEVATIONS, Ref: 180383-MC-02-MANCHESTER EL-R0 (Received 16/07/2024)
- o FLOOR PLANS, Ref: 180383-MC-01-MANCHESTER ICE-R0 (Received 15/07/2024)
- o Supporting Information MC-01 ICE RINK DRAWING PACK, Ref: X15 (Received 06/06/2024)
- o Supporting Information SITE RISK ASSESSMENTS (Received 06/06/2024)
- o Supporting Information PLAN (Received 06/06/2024)
- o Supporting Information GRID NO DECK (Received 06/06/2024)
- o Supporting Information BP CONNECTION (Received 06/06/2024)
- o Supporting Information EVENT MANAGEMENT PLAN (Received 06/06/2024)
- o Supporting Information SITE PLAN-SURVEY PLAN (Received 12/06/2024)
- o Supporting Information NOISE MANAGEMENT PLAN SKATE MANCHESTER ICE RINK 2024-2025 (Received 03/07/2024)
- o WASTE MANAGEMENT STRATEGY (Received 06/06/2024)

Reason - Pursuant to Core Strategy Policies SP1, CC1, CC4, CC9 and EN3 and DM1 and saved UDP policies DC18.1, DC19.1 and DC26.

3) The approved use shall operate in accordance with the following hours:

10.00am to 21.00pm (including bank holidays)

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

4) The Ice Rink shall be operated in accordance with the following:

Noise Management Plan Skate Manchester Ice Rink 2024-2025 stamped as received on 03-07-24

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

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.

Date: 31 July 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