

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Iduna Evci Asset Co 1 Limited  
C/o Agent

#### **Agent (if used)**

Mrs Larna Smith  
Avison Young  
11 York Street  
Manchester  
M2 2AW

### **Part 1 – Particulars of the application/development**

---

**Proposal:** Variation of Conditions 2 (specified plans), 3 (construction management), 4 (contaminated land), 7 (external plant), 8 (plant verification), 9 (acoustics) and 11 (waste) and removal of condition 16 (green roof) attached to planning permission 136359/FO/2023 to allow for omission of the biodiverse canopy and replacement with individual canopies, reduction in retail/commercial space, reduction in trees, reduction in cycle parking, increased spacing between car parking spaces, new servicing and loading bay, reduction of green space and inclusion of roof-mounted PV arrays

**Location:** Corner Of Reliance Street And Oldham Road, Manchester, M40 1EZ

**Date of application:** 23 April 2024

**Application number:** 139860/JO/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**

---

The application has been determined in a positive and proactive manner, in this instance amendments were requested from the applicant. Suitably worded conditions are proposed to be attached to any planning approval.

### **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 planning permission reference 136359/FO/2023 that date being 28th June 2023.

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:

Drawing references:

Oldham Road - Discharge of Condition 14 (Materiality) JULY 2024 received 12th July 2024

DR-A-3.1001 P18 PROPOSED SITE PLAN

612 - AT - ZZ - XX - DR - A - 3.2001 P9 EAST ELEVATION

612 - AT - ZZ - XX - DR - A - 3.2002 P8 WEST ELEVATION

612 - AT - ZZ - XX - DR - A - 3.2003 P7 SOUTH ELEVATION

612 - AT - ZZ - XX - DR - A - 3.2004 P7 NORTH ELEVATION

612 - AT - ZZ - XX - DR - A - 3.3001 P6 SECTION AA

612 - AT - ZZ - GR-DR - A -3.1002 P9 ROOF PLAN

L\_101 D PLANTING PLAN

Planting schedule 10.06.2024 Revision D

Be.EV - RELIANCE STREET . MANCHESTER 07 06 2024 REVISION G PLANTING - UPDATED LAYOUT

BE.ev Reliance Street, five year maintenance and management plan, FFLO Landscape Architects, 19 06 24 Revision B

Biodiversity Net Gain Assessment, Reliance Street, Manchester, Issued: June 2024

Lucion Delta-Simons Project No: 87687.544956

Design and Access Statement June 2024 Rev G

STEON - Neon Flex Steon Datasheet - 3

STEON - Harrier LED Steon Datasheet - 8

900350-002 Rev 3 Electricity North West

A3 ENW MM 02 GA Envico Engineering Ltd

All as received by the local planning authority on the 21 June 2024

CDN/24/0369 -Condition discharge document - : Noise Impact Assessment, Reliance Street, Manchester, Issued: April 2024, Lucion Delta-Simons Project No: 87687.544957  
As received by the local planning authority on 7th May 2024

CDN/23/0645 - Condition discharge document - Outline Construction Management Plan 22nd September 2023 and including revised site logistics plan and Traffic Management Plan received by the local planning authority on 16th January 2024

CDN/23/0602 - Condition discharge documents - United Utilities Risk Assessment Guidance, Remediation & Verification Strategy March 2023, prepared by Delta-Simmons, Geo-Environmental Risk Assessment December 2022, prepared by Delta-Simmons, Preliminary Geo-Environmental Risk September 2022, prepared by Delta-Simmons received on the 4th September 2024

Local Labour Agreement ref PP-11652074 prepared by Avison Young

Noise Impact Assessment prepared by Delta-Simons Project No: 22-1496.03

87687.544957 Issued 17th May 2023 (Issue no.4)

Preliminary Geo-Environmental Risk Assessment prepared by Delta-Simons Project No: : 22-1496.01 Issued 27th September 2022 (Issue No.1)

Geo-Environmental Risk Assessment prepared by Delta-Simons Project No: 22-1496.04 / 87687.546937 Issued 22nd December 2022 (Issue No.1)

Remediation & Verification Strategy prepared by Delta-Simons Project No:87687.557155 Issued 16th March 2023 (Issue No.1)

STEON Lighting report STP08261

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

3) The construction of the development shall be carried out in accordance with the construction management plan details approved under condition discharge reference CDN/23/0645.

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

4) The remediation of the land shall be carried out in accordance with the approved ground condition reports as approved under condition discharge reference CDN/23/0602.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

5) Prior to the installation of any drainage associated with the development, details of a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The submitted scheme shall include:

- A finalised drainage layout showing all components, discharge rates, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- 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;
- 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 in any part of a building;
- 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 the public sewer, evidence of an agreement in principle from the Water utilities provider (United Utilities) is required that there is adequate spare capacity in the existing system taking future development requirements into account;
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.
- Management and maintenance plan for the lifetime of the development.

The development shall subsequently incorporate the approved drainage scheme.

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 local policies EN08 and EN14.

6) When the development commences it shall be carried out in accordance with the previously agreed Remediation Strategy (approved under condition 4 of this decision notice) and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

7) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved acoustic scheme set out within the documents approved under condition discharge reference CDN/24/0369. The approved scheme shall be implemented in full prior to the use of the installed equipment commences.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

8) Prior to the operation of any external plant, equipment and servicing acoustic insulation scheme installed on the site as approved under condition 7 of this decision notice, a verification report of the installed equipment shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

9) Prior to the first occupation of the retail unit hereby approved, an acoustic verification report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report in respect of the acoustic insulation and treatment of the approved development to limit the break out of noise. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances

of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

10) a) Within three months of the commencement of development full details of an external lighting scheme of the site and development including an assessment of levels of illumination of the proposed scheme, shall be submitted to and agreed in writing by the City Council as local planning authority.

b) Prior to the first use of the approved lighting scheme development a verification report shall be prepared and submitted to and agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

11) Prior to the first use of the retail unit hereby approved, a scheme for the storage and disposal of refuse shall be 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 the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

12) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

13) Within 3 months of the commencement of development the following details for all off site highway works to facilitate the development shall be submitted to and approved in writing by the City Council as local planning authority: technical drawings and details of tactile paving to the vehicle access, together with details of the reinstatement of pavement across the redundant vehicle crossover on Oldham Road together with evidence that an application has been submitted for a section 278 agreement has been submitted to the local Highway Authority to undertake the works. The agreed details shall be installed prior to the first use of the development.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

14) The development hereby approved shall be carried out in accordance with the schedule of materials as detailed within the document titled "Oldham Road - Discharge of Condition 14 (Materiality) JULY 2024" as received by the City Council as local planning authority on the 12th July 2024.

Reason -In the interests of the visual amenity and character of the area pursuant to policy DM1 and SP1 of the Core Strategy.

15) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: L\_101 Rev D, 10 06 2024 REVISION G PLANTING - UPDATED LAYOUT, Landscape Maintenance and Management Plan 19 06 24, and "Oldham Road - Discharge of Condition 14 (Materiality) JULY 2024"; shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub 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 Core Strategy.

16) Prior to the first occupation of the development hereby approved, details of the 'green roof' as identified on the approved plans together with a long term maintenance and management plan and timescale's for its implementation prepared by a suitably qualified specialist shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall be installed within the previously agreed timescale and maintained and managed in accordance with the agreed details thereafter.

Reason - To ensure that biodiversity and sustainability measures proposed are installed and maintained thereafter in the interests of increasing biodiversity at the site and adapt to climate change pursuant to policies EN8 and EN15 of the Core Strategy.

17) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured 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.

18) Prior to the first use of the development hereby approved, the electric vehicle charging points, cycle parking and charging points, and area for car parking as indicated on the approved plans shall be installed, laid out and demarcated.

Reason - To ensure that adequate parking and charging provision as divulged in the application submission is provided pursuant to policies DM1, EN4 and EN16 of the Core Strategy.

19) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential Accommodation pursuant to policy DM1 of the Core Strategy and Saved Unitary Development Plan policy DC26.

20) Prior to the first use of the retail unit hereby approved details of the hours of opening of the unit shall be submitted to and approved in writing by the city council as local planning authority. The unit shall then be operated in accordance with the agreed details.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan 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:

[www.manchester.gov.uk/info/100011/roads\\_parking\\_and\\_transport/1988/naming\\_and\\_numbering\\_of\\_houses\\_buildings\\_streets\\_and\\_roads/2](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: 22 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.