

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. William Svarfvar
Manchester University NHS Foundation
Trust
Cobbett House Manchester Royal
Infirmary
Oxford Road
Manchester
M13 9WL

Agent (if used)

Mr Angel Muzas
DAY Architectural Ltd
77 Deansgate
Manchester
M3 2BW

Part 1 – Particulars of the application/development

Proposal: Erection of single-storey building to form two relocatable mobile scanner units (Class E), together with alterations to an area of the existing North City Family and Fitness including modifications to the facade to adapt part of the existing daycare space to accommodate new healthcare services and associated external plant equipment

Location: North City Family And Fitness Centre And Adjacent Parking, Upper Conran Street, Manchester, M9 4DA

Date of application: 4 March 2024

Application number: 138955/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

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 documents labelled:

- o Location Plan
- o 201101 REV A: Existing & Proposed Elevations (Received 22/01/2024)
- o 07-0203 REV C: Proposed Ground Floor Plan CRU (Received 01/03/2024)
- o 07-3201 REV C: Proposed Elevations CRU (Received 01/03/2024)
- o 07-0201 REV D: Proposed Ground Floor Plan CDC (Received 25/04/2024)
- o 07-0211 REV D: Proposed Roof Plan CDC (Received 25/04/2024)
- o 07-3102 REV E: Proposed Site Elevations (Received 25/04/2024)
- o 07-4101 REV E: Proposed Sections (Received 25/04/2024)
- o 07-0101 REV E: Proposed Site Plan (Received 09/08/2024)
- o 07-3101 REV F: Proposed Elevations CDC (Received 09/08/2024)
- o 70-0102 REV A: Waste management Strategy (Received 25/04/2024)
- o Planning Design and Access Statement (Prepared by DAY Architectural Ltd, Dated December 2023)
- o Transport Statement (Prepared by SLR, Dated 29/02/2024; Received 01/03/2024)
- o Highways Addendum Technical Note (Prepared by SLR, Dated April 2024; Received 25/04/2024)
- o Plant Noise Impact Assessment Report REV A (Prepared by Atelier Cresendo; Dated 16/04/2024; Received 25/04/2024)
- o 432.002796.00001 - D100 REV A: General Kerb Arrangement (Prepared by SLR, Received 25/04/2024)
- o 432.002796.00001 - TR100 REV A: Swept Path Analysis - Refuse (Prepared by SLR, Received 25/04/2024)
- o 432.002796.00001 - TR101: Swept Path Analysis - Ambulance (Prepared by SLR, Received 25/04/2024)
- o Construction Management Plan (Prepared by City Build; Dated 02/05/2024; Received 07/05/2024)
- o CMP Vehicle Access & Deliveries Plan (Received 07/05/2024)
- o CMP Compound Location Plan (Received 07/05/2024)
- o Works Programme (Prepared by City Build; Received 07/05/2024)
- o Arboricultural Impact Assessment (Prepared by Mulberry Tree Management; Dated 20/11/2023 and received 05/01/2024)
- o Arboricultural Method Statement (Prepared by Mulberry Tree Management; Dated 20/11/2023 and received 05/01/2024)
- o Surface Water Management Report REV A (Prepared by CCS Consulting; Dated May 2024 and received 05/06/2024)
- o 23051-CCS-HAR204-XX-DR-S-90001-T3: External Works Plan (Prepared by CCS Consulting; Dated July 2023 and received 07/05/2024)
- o 23051-CCS-HAR204-XX-DR-S-90002-T1: External Works Typical Details (Prepared by CCS Consulting; Dated July 2023 and received 07/05/2024)
- o 23051-CCS-HAR204-XX-DR-S-93001-T1: Below Ground Drainage - Typical Details (Prepared by CCS Consulting; Dated July 2023 and received 07/05/2024)

Stamped as received by the City Council as Local Planning Authority on 05/01/2024 unless specified otherwise.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the materials annotated on plans referenced in condition no.2 prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by

the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the contents of the Construction Management Plan, stamped as received by the City Council, as Local Planning Authority on the 7 May 2024.

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.

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

5) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

- o Monday to Saturday - 08:00 to 20:00
- o Sundays/Bank Holidays - 08:00 to 20:00

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

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- o Monday to Saturday - 07:30 to 20:00
- o Sundays/Bank Holidays - no deliveries/waste collections

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

7) a) Before the development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. For the avoidance of doubt, this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three 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

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), 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 for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

8) No part of the development shall be occupied until details of a Car-park management plan, has been submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include the monitoring of parking demands and staggering of activities. 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 - To protect the amenity of service users once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

9) The car parking indicated on the approved on Proposed site plan ref: 07-0101 REV E shall be surfaced, demarcated and made available for use prior to the health facility, hereby approved being occupied. The car parking shall then be available at all times whilst the health facilities are occupied.

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

10) Prior to the first occupation of the development hereby approved, full details (specification and location) of electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the healthcare facility and retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

11) The primary delivery and servicing route indicated on the approved on Proposed site plan ref: 07-0101 REV E and refuse vehicle swept path analysis plan ref: TR1000 A shall be surfaced, demarcated and made available for use prior to the healthcare facility, hereby approved being occupied. The primary delivery and servicing route shall then be available at all times whilst the health facilities are occupied.

Reason - In the interest of amenity and highway safety pursuant to policies T2, SP1, DM1 and EN16 of the Manchester Core Strategy.

12) The car parking indicated on the approved on Proposed site plan ref: 07-0101 REV E shall be surfaced, demarcated and made available for use prior to the health facility, hereby approved being occupied. The car parking shall then be available at all times whilst the health facilities are occupied.

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

13) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. 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 nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) The development hereby approved shall be carried out in accordance with the contents of the Waste Management Strategy (ref 70-0102 REV A), stamped as received by the City Council, as Local Planning Authority on the 25 April 2024, and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

15) a) The development hereby approved shall be carried out in accordance with the contents of the Noise Impact Assessment, stamped as received by the City Council, as Local Planning Authority on the 25 April 2024.

b) Prior to the operation of the scheme a verification report 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.

16) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
- (d) Any excavation works within the RPA's must be undertaken with the use of handheld tools only.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the purpose-built development shall only be used as a healthcare facility (Class E(e)) and for no other purpose (including any other purpose within Use Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interest of residential amenity, pursuant to policy DM1 in the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

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

Should external measures be necessary to allow for mobile scanner unit deliveries or offsite utility connections, this will need to be subject to appropriate permits and agreed with Highways Network Management (highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk).

The applicant is advised by GMP to consider provision of alarms and CCTV where possible, to reduce the risk of crime, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Date: 21 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 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