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

Science and Industry Museum
Liverpool Road
Manchester
M3 4JP

Agent (if used)

Deloitte LLP
Hannover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

Location: Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Date of application: 5 June 2024

Application number: 140203/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 based on seeking solutions to problems arising in relation to dealing with the planning 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 permitted shall be carried out in accordance with phasing plan outlined in 'Site/Phasing Plan 2913-PLA-XX-XX-DR-L-0024 P02' dated 28 March 2024, received by the City Council as the Local Planning Authority on 05 June 2024, which outlines the phases as follows:

Phase One includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works.

Phase Two includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works.

Phase Three includes temporary re-surfacing works in the Heart space.

Phase Four includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 05 June 2024:

- Site Location Plan 2913-PLA-XX-XX-DR-L-0006 P03
- Site Phasing Plan 2913-PLA-XX-XX-DR-L 0024 P02
- Upper Yard Existing and Proposed Sections/Elevation 2913-PLA-XX-XX-DR-L 3004 P03
- Station Approach Existing and Proposed Sections/Elevation 2913-PLA-XX-XX-DR-L 3005 P05
- Proposed Building Interfaces 1 2913-PLA-XX-XX-DR-L 5010 P04
- Proposed Building Interfaces 2 2913-PLA-XX-XX-DR-L 5011 P03
- Proposed Building Interfaces 3 2913-PLA-XX-XX-DR-L 5106 P04
- Proposed Building Interfaces 4 2913-PLA-XX-XX-DR-L 5107 P04
- Proposed Building Interfaces 5 2913-PLA-XX-XX-DR-L 5109 P03
- Proposed Upper Yard Furniture Details - Removable Free Standing Planters 2913-PLA-XX-XX-DR-L 7000 P06
- Proposed Upper Yard Furniture Details - Curved bench 913-PLA-XX-XX-DR-L 7001 P06
- Proposed Upper Yard Furniture Details - Typical Free Standing Bench 913-PLA-XX-XX-DR-L 7003 P06
- Proposed Upper Yard Furniture Details - Bespoke Bug Hotel 913-PLA-XX-XX-DR-L 7006 P06

- Proposed Upper Yard Furniture Details - Litter Bins 913-PLA-XX-XX-DR-L 7008 P06
- Proposed Station Approach Furniture Details - Bespoke Two Tiered Bench F16.1 913-PLA-XX-XX-DR-L 7100 P06
- Proposed Station Approach Furniture Details - Free Standing Bench F2 913-PLA-XX-XX-DR-L 7102 P06
- Proposed Station Approach Furniture Details - Balustrade 913-PLA-XX-XX-DR-L 7105 P05
- Proposed Demolition & Removals Key Plan 9488 - L (01) 007 P04
- Proposed Demolition & Removals Plan 1 9488 - L (01) 008 P4
- Proposed Demolition & Removals Plan 2 9488 - L (01) 009 P5
- Proposed Typical Viaduct Section Demolition & Removals 9488 - L (03) 101 P3
- Proposed Vehicle Ramp Demolition & Removals Plan 9488 - VR (01) 102
- Proposed Vehicle Ramp Demolition & Removals Section A-A 9488 - VR (03) 101 P1
- Proposed Vehicle Ramp Floor Plans as Proposed 9488 - VR (04) 002 P2
- Proposed Vehicle Ramp Elevations as Proposed 9488 - VR (05) 001 P2
- Proposed Vehicle Ramp Section A-A as Proposed 9488 - VR (06) 001 P1
- Schedule of Works - Vehicular Ramp 9488-BUT-CP-XX-SH-A00004 VR SOW - P1
- Vehicular Ramp Specification 9488-9488-BUT-CP-XXSP-A-00004
- Ecological Appraisal
- Biodiversity Net Gain Assessment
- Flood Risk Assessment
- Drainage Strategy

Received by Manchester City Council as the Local Planning Authority on 06 June 2024:

- Proposed Station Approach Furniture Details - Bespoke Two Tiered Bench F16.2 913-PLA-XX-XX-DR-L 7101 P06
- Proposed Station Approach Furniture Details - Planter Edge 913-PLA-XX-XX-DR-L 7103 P06

Received by Manchester City Council as the Local Planning Authority on 13 June 2024:

- Proposed General Arrangement Proposed Illustrative Plan 2913-PLA-XX-XX-DR-L 0008 P05
- Proposed General Arrangement Proposed Softworks 2913-PLA-XX-XX-DR-L 2004 P04
- Proposed General Arrangement Proposed Levels Strategy 2913-PLA-XX-XX-DR-L 3003 P03
- Proposed General Arrangement Proposed Furniture 2913-PLA-XX-XX-DR-L 4004 P04
- Proposed General Arrangement Proposed Boundary Treatments 2913-PLA-XX-XX-DR-L 4005 P03
- Proposed Building Interfaces 5 2913-PLA-XX-XX-DR-L 5110 P01
- Heritage Impact Assessment

Received by Manchester City Council as the Local Planning Authority on 20 June 2024:

- General Arrangement - Site Clearance Paving and Surfacing 2913-PLA-XX-XX-DR-L 1025 P03
- Proposed General Arrangement - Site Clearance 2913-PLA-XX-XX-DR-L 4003 P06

Received by Manchester City Council as the Local Planning Authority on 03 July 2024:

- Design and Access Statement
- Proposed General Arrangement Hardworks 2913-PLA-XX-XX-DR-L 1003 P07

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 and saved policies DC14 and DC18.1.

4) Prior to the commencement of phase one of the development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as the Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration
- Dust suppression measures
- Compound locations where relevant
- Details of an emergency contact telephone number
- A community consultation plan
- Sheeting of construction vehicles
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway
- The document should also consider ongoing construction works and contractor parking in the locality

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.

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

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

5) In the event that ground contamination, groundwater contamination, and/or ground gas are encountered on the site at any time before the first use of each phase of the development during the watching brief, then development shall cease until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as the Local Planning Authority. The development shall be carried out in accordance with the agreed Remediation Strategy.

If no contamination is found, then a post-completion report shall be submitted to the City Council as the Local Planning Authority for approval to evidence this prior to the first use of each phase of the development hereby approved.

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 DM1 and EN18 of the Core Strategy for the City of Manchester.

6) Any soils imported for use in the landscaped area during Phase One and Phase Two shall be validated as suitable for use. A post completion report shall be submitted to the City Council as the Local Planning Authority for approval to evidence this prior to the

first use of Phase One and prior to the first use of Phase Two of the development hereby approved.

The approved details shall then be implemented as a part of Phase One and Phase Two of the development, shall be in place prior to the first use of each relevant phase of the development, and thereafter shall be retained and maintained.

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 DM1 and EN18 of the Core Strategy for the City of Manchester.

7) Notwithstanding the details as set out in condition 3 above, prior to any works that concern any planters during either Phase One or Phase Two of the development, the full and final details of the planting mix and species shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as part of Phase One and Phase Two of the development, shall be in place prior to the first use of each relevant phase of the development, and thereafter shall be retained and maintained.

Reason - In the interest of improving the biodiversity in the area pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

8) Prior to the implementation of the proposed trees shown in 'GA Softworks 2913-PLA-XX-XX-DR-L-2004 P04', which are currently marked as indicative at this stage, the full and final details of the tree species shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as part of Phase One of the development, shall be in place prior to Phase One of the development, and thereafter shall be retained and maintained.

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 the implementation of a suitable tree species that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) Prior to the implementation of the proposed bug hotel during Phase One of the development, which is currently marked as subject to approval of manufacturers drawings on 'Upper Yard Furniture Details - Bespoke Bug Hotel 2913-PLA-XX-XX-DR-L-7006 S4 P06', the full and final details of the bug hotel shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as part of Phase One of the development, shall be in place prior to Phase One of the development, and thereafter shall be retained and maintained.

Reason - In the interest of providing habitats for bugs to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

10) Notwithstanding the details as set out in condition 3 above, prior to the installation of any new directional or wayfinding signage in the areas contained within the site edge red of this planning permission, a signage strategy for directional and wayfinding strategy, including the full and final design details of the signage, the locations of the signage, and the timescales for the implementation, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the first use of each phase of the development, a detailed landscaped management plan shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) Notwithstanding the details as set out in condition 3 above, prior to the commencement of each phase of the development that would concern the erection of handrails, the full and final details of any handrails proposed shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as part of each phase of the development.

Reason - To ensure compliance with accessibility requirements pursuant to policies DM1 and JP-P1, as well as compliance with the recommended measures outlined in the supplementary document Design for Access 2.

13) Notwithstanding the details as set out in condition 3 above, prior to the commencement of any Phase One works to the retaining walls, the balustrade, or the steps proposed at the entrance of the Upper Yard Area, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- 1:50 scale drawings, elevations, and sections of the specific individual elements of the retained walls and of the steps.
- Details confirming the finish of the Corten retaining wall
- Sample material of the retaining wall
- Sample material of the steps
- Sample material of the balustrade

The approved details shall be implemented as part of Phase One of the development, shall be in place prior to the first use of Phase One of the development, and thereafter shall be retained and maintained.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details as set out in condition 3 above, prior to the commencement of any works during Phase One or Phase Two of the development that would concern the laying and/or re-laying of any cobbles or setts, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- the full and final details of the interfaces between the new and old cobbles/setts
- the details of polysulphide sealant where cobbles/setts will meet the existing buildings
- a sample panel of re-used loafed cobbles/setts showing mix of setts, coursing, and mortar mix
- a sample panel of proposed new cobbles/setts, including mix and mortar

The approved details shall then be implemented as a part of each relevant phase of the development, shall be in place prior to the first use of each relevant phase of the development, and thereafter shall be retained and maintained.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details as set out in condition 3 above, prior to the commencement of any works during Phase One or Phase Two of the development that would concern the laying of the concrete slabs, a sample of the concrete slabs showing the finish and the colouring to be used between the rails, shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of each relevant phase of the development, shall be in place prior to the first use of each relevant phase of the development, and thereafter shall be retained and maintained.

Reason - In the interests of visual amenity, accessibility, and because the proposed works affect buildings which are 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details as set out in condition 3 above, prior to the commencement of any works during Phase One or Phase Two that would concern planters, the full and final details of the planter, including a detailed specification and the

finish, as well as a sample of the Corten steel planter material, shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of each relevant phase of the development, shall be in place prior to the first use of each relevant phase of the development, and thereafter shall be retained and maintained.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

17) During all phases, all new works and works of making good to the retained historic fabric shall be finished to match the adjacent historic work with regard to the methods used and to colour, material, texture, and profile.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Prior to the commencement of any Phase Four works, the details of mortar specification, brick infill, back fill, any other associated appropriate specifications for making good the historic fabric, and a test panel for Doff Cleaning of the viaduct wall, shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Phase One of the approved development shall be carried out in accordance with proposed strategy for the Upper Yard, and Phase Two of the approved development shall be carried out in accordance with proposed strategy for the Station Approach, the strategies for which are both outlined in 'Drainage Strategy SIM-BHE-XX-XX-RP-C-0003 Revision P02' and 'Flood Risk Assessment SIM-BHE-XX-XX-RP-C-0004 Revision P02', both of which were produced on the 18 April 2024 and were received by the City Council as the Local Planning Authority on 05 June 2024.

The approved details shall then be implemented as a part of each relevant phase of the development, shall be in place prior to the first use of each relevant phase of the development, and thereafter shall be retained and maintained.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies SP1, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

20) The Biodiversity Gain Plan shall be prepared in accordance with the BNG Assessment, dated 13 March 2024 and prepared by Rachel Hacking Ecology

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

(a) a non-technical summary;
(b) the roles and responsibilities of the people or organisation(s) delivering the Habitat Management and Monitoring Plan;
(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

Has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

(f) Habitat Management and Monitoring Plan has been implemented; and

(g) habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan have been completed.

The created and/or enhanced habitat specified in the approved Habitat Management and Monitoring Plan shall be managed and maintained in accordance with the approved Habitat Management and Monitoring Plan.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy policy EN15.

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.

Any work close to the ornate lighting columns on the Liverpool Road side of the Science and Industry Museum will to be discussed and arranged through MCC Street Lighting, the columns may need to be temporarily switched off and encapsulated for protection purposes.

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.

Prior to the works commencing the contractor undertaking the works should contact the appropriate officers in the MCC Highways Network teams via email highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk to discuss any requirements for licensing, hoarding / scaffolding, skips and associated temporary pedestrian/traffic management arrangements, this may require highway licences and the granting of temporary traffic regulation orders for the closures of any highway/footway on a temporary basis. As part of the licensing and approvals process the routing of construction traffic and site access arrangements will be determined

The applicant is advised to consult with MCC Highways Public Realm team via email at publicrealm2@manchester.gov.uk
regarding accessing the bollards on Byrom Street.

The applicant should make contact with MCC Parking Services regarding any suspension of the P&D bays adjacent to the site, via https://www.manchester.gov.uk/info/500345/parking_restrictions/692/suspensions_and_dispensations

Construction/fit out works should be confined to the following hours in accordance with Environmental Health policies in order to safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy:

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

In the event that work must take place outside these construction hours, consent must be applied for to carry out noisy construction works outside normal working hours. Please visit - https://www.manchester.gov.uk/xfp/form/2089

Please refer to noise from building sites webpage for further information/guidance - https://www.manchester.gov.uk/xfp/form/2089

And please reference to IAQM/EPUK Construction Guidance - https://iaqm.co.uk/guidance/

It 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'.

Repairs to the existing surface water drainage system should be designed and constructed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by Network Rail prior to implementation.

Please see links to guidance for tower crane and mobile cranes adjacent to the railway to be flagged up to the developer/applicant.

https://www.cpa.uk.net/downloads/80/CPA-CIG-Mobile-Cranes-Alongside-Railways-181201.pdf

https://www.cpa.uk.net/safety-and-technical-publications/tower-crane-guidance

Network Rail have advised that a site meeting will be required to review the works for phase 2 due to the proximity to the live operational railway and Network Rail bridge OLL1/10. A BAPA (Basic Asset Protection Agreement) may be required.

Discussion will be required with them if a mobile crane may be involved in the works respect to the height of the buildings.

All new enquiries will need to be submitted via the Asset Protection and Optimisation Customer Portal - https://erjy-odcsvbcs-11211655-1568-cacctnetworkrail.builder.ocp.oraclecloud.com/ic/builder/rt/CustomerPortal/live/webApps/dcs/

From there, the client can create an account and submit their enquiry. Enquiry will then be assigned to one of the Asset Protection team to progress. The assigned team member will then be in a position to review and comment on any submissions from the outside party.

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 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.

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