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

Freehold Managers (Nominees) Ltd
c/o Thomasons
250 Bishopsgate
London
EC2M 4AA

Agent (if used)

Mr James Ketley
Euan Kellie Property Solutions
Neo
9 Charlotte Street
Manchester
M1 4ET

Part 1 – Particulars of the application/development

Proposal: Replacement of existing cladding materials with non-combustible cladding materials.

Location: Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Date of application: 24 June 2024

Application number: 140146/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 application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 29 May 2024:

- Location Plan 3739-DMWR-DR-001 Rev A
- Proposed Typical Cw Corner - Spandrel Panel 3739-DMWR-DR-402 REV C

- Proposed Typical Cw Jamb - Spandrel Panel 3739-DMWR-DR-401 REV C
- Proposed Typical Cw Slab Edge - Spandrel Panel 3739-DMWR-DR-400 REV C
- Proposed Typical Junction Eaves - Cladding 3739-DMWR-DR-311 REV C
- Proposed Typical Vent - Cladding 3739-DMWR-DR-310 REV C
- Proposed Typical Junction Brick to Cladding 3739-DMWR-DR-309 REV C
- Proposed Typical Door Head & Sill - Cladding 3739-DMWR-DR-308 REV C
- Proposed Typical Door Jamb - Cladding 3739-DMWR-DR-307 REV C
- Proposed Typical Window Head & Sill - Cladding 3739-DMWR-DR-306 REV C
- Proposed Typical Window Jamb - Cladding 3739-DMWR-DR-305 REV C
- Proposed Typical Staircase Section - Cladding 3739-DMWR-DR-304 REV C
- Proposed Typical External Corner - Cladding 3739-DMWR-DR-303 REV C
- Proposed Typical Internal Corner - Cladding 3739-DMWR-DR-302 REV C
- Proposed Typical Partition Wall - Cladding to Brick 3739-DMWR-DR-301
- Proposed Typical Partition Wall - Cladding 3739-DMWR-DR-300 REV C
- Proposed Typical Parapet - Brick 3739-DMWR-DR-211 REV C
- Proposed Typical Vent - Brick 3739-DMWR-DR-210 REV C
- Proposed Typical Car Park Ventilation Grill - Brick 3739-DMWR-DR-209 REV C
- Proposed Typical Door Head - Brick 3739-DMWR-DR-208 REV C
- Proposed Typical Door Jamb - Brick 3739-DMWR-DR-207 REV C
- Proposed Typical Window Sill - Brick 3739-DMWR-DR-206 REV C
- Proposed Typical Window Head - Brick 3739-DMWR-DR-205 REV C
- Proposed Typical Window Jamb - Brick 3739-DMWR-DR-204 REV C
- Proposed Typical Slab Edge - Brick 3739-DMWR-DR-203 REV C
- Proposed Typical External Corner - Brick 3739-DMWR-DR-202 REV C
- Proposed Typical Internal Corner - Brick 3739-DMWR-DR-201 REV C
- Proposed Typical Separating Wall - Brick 3739-DMWR-DR-200 REV C
- Acoustic Technical Note
- Fire Statement

Received by Manchester City Council as the Local Planning Authority on 24 June 2024:
- Proposed Elevations (1 of 5) 3739-DR-110 Rev F
- Proposed Elevations (2 of 5) 3739-DR-111 Rev F
- Proposed Elevations (3 of 5) 3739-DR-112 Rev F
- Proposed Elevations (4 of 5) 3739-DR-113 Rev F
- Proposed Elevations (5 of 5) 3739-DR-114 Rev F
- Design and Access Statement Rev C

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.

3) The cladding (including fixing details) applied to the external elevations of the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority;

- Weinerberger Cinnebar Red Multi Brick
- Weinerberger Yellow Multi Glit Stock
- Alideck Aluminium Decking Beige Grey RAL 7006
- Europanel F6 V-groove, colour: orion matt

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as 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; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- 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.
- Traffic management plans should include any effects on the surrounding roads.
- 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.

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

5) The acoustic performance of the cladding will comply with the 'Acoustic Technical Note' produced by RBA Acoustics dated 05 April 2024, received by the City Council as Local Planning Authority on 29 May 2024.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

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.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via email -highwaylicences@manchester.gov.uk or highwaynetworkmanagement@manchester.gov.uk

Date: 16 August 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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