

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

The Island Site (General Partner) Ltd
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 application 130553/FO/2021 to vary condition 2 (Approved Plans) consisting of the introduction of a pergola, external lighting, and associated works to the rooftop terrace.

Location: Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street, Manchester

Date of application: 25 March 2024

Application number: 139622/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

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 27 September 2024.

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:

Drawings

TIS-CPA-ZA-00-DR-A-0129 Demolition plans P4
TIS-CPA-ZA-02-DR-A-0203 GA Plan - Second Floor P3
TIS-CPA-ZA-03-DR-A-0204 GA Plan - Third Floor P3
TIS-CPA-ZA-04-DR-A-0205 GA Plan - Fourth Floor P3
TIS-CPA-ZA-05-DR-A-0206 GA Plan - Fifth Floor P3
TIS-CPA-ZA-06-DR-A-0207 GA Plan - Sixth Floor P3
TIS-CPA-ZA-07-DR-A-0208 GA Plan - Seventh Floor P3
TIS-CPA-ZA-08-DR-A-0209 GA Plan - Eighth Floor P3
TIS-CPA-ZA-09-DR-A-0210 GA Plan - Ninth Floor P3
TIS-CPA-ZA-B1-DR-A-0200 GA Plan - Basement P3
TIS-CPA-ZA-RF-DR-A-0212 GA Plan - Roof P2
TIS-CPA-ZA-ZZ-DR-A-0126 Site Location Plan P6
TIS-CPA-ZA-ZZ-DR-A-0127 Proposed Site Plan P5
TIS-CPA-ZA-ZZ-DR-A-0130 Demolition elevations - North/East P3
TIS-CPA-ZA-ZZ-DR-A-0131 Demolition Elevation - South/West P3
TIS-CPA-ZZ-ZZ-DR-A-0310 Bay Study - Base P2
TIS-CPA-ZZ-ZZ-DR-A-0311 Bay Study - South P2
TIS-CPA-ZZ-ZZ-DR-A-0312 Bay Study - Corner P2
TIS-CPA-ZZ-ZZ-DR-A-0313 Bay Study - East/West P2
TIS-CPA-ZZ-ZZ-DR-A-0314 Bay Study - North P2

Documents

Air Quality Assessment prepared by Cundall dated 9th June 2021
Archaeological Desk-Based Assessment prepared by Orion Heritage dated April 2021
Crime Impact Statement prepared by Greater Manchester Police dated 29th April 2021
Design and Access Statement prepared by Cartwright Pickard dated May 2021 Rev E
Demolition Method Statement prepared by Curtins dated 31 March 2021
Preliminary Ecological Appraisal prepared by Middlemarch dated April 2021
Preliminary Bat Roost Assessment prepared by Middlemarch dated April 2021
Energy and Sustainability Statement prepared by Cundall dated 11 May 2021
Environmental Standards Statement prepared by Watt Energy dated 10 May 2021
Detailed Drainage Strategy prepared by Curtins dated 20 April 2021
Heritage Statement (including Townscape Assessment) prepared by Stephen Levrant Heritage Architecture dated May 2021
Phase 1 Preliminary Risk Assessment prepared by Curtins dated 16 April 2021
Noise Impact Assessment prepared by Cundall dated 7 May 2021
Supporting Planning Statement prepared by Avison Young dated May 2021
Transport Statement prepared by Mode Transport dated May 2021
Framework Travel Plan prepared by Mode Transport dated May 2021
Ventilation Strategy prepared by Cundall dated 15 April 2021
Desktop Wind Microclimate Study prepared by GIA dated 14 April 2021
Daylight and Sunlight Amenity Report prepared by Avison Young dated March 2021
Waste Proforma prepared by Cartwright Pickard 19/07/21
Waste Strategy prepared by Cartwright Pickard dated 19/07/21 Rev A
Materials - 834-CPA-XX-XX-RP-A-9003 rev A

- o TIS-CPA-ZA-00-DR-A-0201 GA Plan - Ground Floor Rev P2 (Approved under application 133829/NMC/2022)
- o TIS-CPA-ZA-01-DR-A-0202 GA Plan - First Floor Rev P1 (Approved under application 133829/NMC/2022)
- o TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 P02 (Received 25/03/2024)

- o TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P04 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P06 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P04 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P04 (Received 25/03/2024)
- o TIS-CPA-ZA-ZZ-DR-A-0610 GA Context Elevation - North & East P02 (Received 25/03/2024)
- o TIS-CPA-ZA-ZZ-DR-A-0611 GA Context Elevation - South & West P02 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section - AA P02 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section - BB P02 (Received 25/03/2024)

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 material finish of the development hereby approved shall be completed in accordance with the following documents:

- o Visual Mock Up (VMU) Mark Up, prepared by Cartwright Pickard;
- o Schedule of External Elevation Materials;
- o Acorn Quality Test & Inspection Plan;
- o Detailed Drawing Example;
- o Letter from Cladder; and
- o Visual Mock Up Unit (not submitted but presented on site).

All received by the City Council as Local Planning Authority on 13/02/2023 and approved under application CDN/23/0107

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 Core Strategy.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

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

5) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the ground floor commercial units; any works approved shall be implemented before this use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. Details of any required filters will need to be included.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

6) The construction phase of the development shall proceed in accordance with the Construction Environmental Management Plan (Revision E) prepared by Bowmer + Kirkland, including further revision to Page 21 (Previously approved under application CDN/21/0780), for its entirety.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

7) a) Prior to the first occupation of the premises, the property shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of

(i) the office use, which shall be implemented in accordance with the following documents:

- o Cover Letter (Prepared by Avison Young; Dated 09/04/2024; Received 11/04/2024)
- o Noise Assessment (Prepared by Cundall; Dated and received 10/05/2024)
- o Correspondence RE Cumulative Noise Levels (Prepared by Avison Young; Dated and Received 23/05/2024)

All received and approved by the City Council as Local Planning Authority under application CDN/24/0285; and

(ii) the ground floor commercial uses within the building that has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall then be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development in relation to (i) the office development and (ii) the ground floor commercial uses conforms to the recommendations and requirements in the approved acoustic 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 agreed noise criteria."

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Prior to the first use of any external areas within the application site, including roof top terrace, a Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the capacity, intended

use and a schedule of days and hours of operation. The approved Management Plan shall be implemented upon first use of the external areas.

There shall be no use of amplified sound or any music (including live music) in these external areas at any time.

Reason - Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy

9) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Insulation for the approved office and commercial ground floor uses shall be completed in accordance with the following:

(i) The office use shall be implemented in accordance with the following documents:

- o Cover Letter (Prepared by Avison Young; Dated 09/04/2024; Received 11/04/2024)
 - o Noise Assessment (Prepared by Cundall; Dated and received 10/05/2024)
 - o Correspondence RE Cumulative Noise Levels (Prepared by Avison Young; Dated and Received 23/05/2024)
- All received and approved by the City Council as Local Planning Authority under application CDN/24/0285; and

(ii) Prior to commencement of the ground floor commercial uses hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the (i) office use and (ii) the ground floor commercial uses, 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 in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

10) Prior to the first use of each commercial unit, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for each respective unit and shall thereafter be retained and maintained.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) The development hereby approved shall be externally illuminated in accordance with the following documents:

- o TIS-NGB-ZZ-00-DR-E-6313 - External Lighting Level 00 (Prepared by NG Bailey; Dated 24/07/2023; Received 28/02/2024)
- o Exterior Lighting Report (Prepared by Relux; Dated & Received 21/03/2024)

Both previously received and approved by the City Council as Local Planning Authority under application CDN/23/0580.

The approved details shall be implemented as part of the development and be retained and maintained thereafter.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

12) The waste storage and disposal arrangements detailed in the documents below shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

- o Waste Proforma (Revision A) prepared by Cartwright Pickard 12/01/2022
 - o Waste Strategy (Revision D) prepared by Cartwright Pickard dated 12/01/2022
- Both received and approved by the City Council as Local Planning Authority under application CDN/21/0780.

New developments shall have refuse storage space for segregated waste collection and recycling, including pulpable and food waste. Internal and external storage areas are required.

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

13) a) Measures to safeguard local air quality shall be implemented in accordance with the following documents:

- o Air Quality Assessment (Revision D) prepared by Cundall dated 09/06/2021
- o Ventilation and Maintenance Strategy (Rev B) prepared by Cundall dated 20/01/2022
- o Appendix A Maintenance Strategy prepared by Cundall

All approved by the City Council as Local Planning Authority under application CDN/21/0780.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

14) The ground and remediation works for the development hereby approved shall proceed in accordance with the following documents:

- o Phase 1 Preliminary Risk Assessment (Revision V03) prepared by Curtins dated 16/04/2021
- o Phase 2 Ground Investigation (Revision V02) prepared by Curtins dated 07/10/2021
- o Letter from IDOM Merebrook Ltd to Bowmer + Kirkland regarding radon (Reference: L-BDMERMA-2.4.2-21-868-SE) dated 3rd December 2021.

Received and approved by the City Council as Local Planning Authority under application CDN/21/0780.

- o BGS Borehole Record and Radon Report (Prepared by Bowmer and Kirkland Ltd; Dated 03/12/2021; Received 22/08/2023)
- o Validation Report (Prepared by IDOM; Dated March 2024; Received 15/03/2024)

Both received and approved by the City Council as Local Planning Authority under application CDN/23/0580.

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 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 policies SP1 and DM1 of the Core Strategy.

15) Within six months from first occupation of the development, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved, and written confirmation of a secure by design accreditation shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

16) The archaeological works for the development hereby approved shall proceed in accordance with the following documents:

-Written Scheme of Investigation for The Island Manchester (Prepared by L-P: Archaeology; Dated October 2021; Received 29/10/2021)

Received and approved by the City Council as Local Planning Authority under application CDN/21/0807.

-Historic Building Investigation SA/2022/23 prepared by the University of Salford received by the city council as Local Planning Authority on 31/10/2022.

Received and approved by the City Council as Local Planning Authority under application CDN/22/0786.

Reason - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible pursuant to Core Strategy Policies CC9, EN3 and DM1.

17) The surface water drainage for the development hereby approved shall proceed in accordance with the following documentation:

- o Detailed Drainage Strategy (Revision V03) prepared by Curtins dated 09/12/2021
- o 070298-CUR-XX-XX-DR-C-92000-P01 - Proposed Drainage Layout Ground Floor prepared by Curtins
- o TIS-CPA-ZA-10-DR-A-0211 Rev P3 - GA Plan - Level 10 prepared by Cartwright Pickard
- o Canopia ST Biodiverse Seed & Plug System Product Data Sheet Edition 08.2019 / v1 BMI3020
- o 070298-CUR-XX-XX-DR-C-92521-P01 - Drainage Details Sheet 2 of 2 prepared by Curtins
- o TIS-CDL-ZZ-XX-DR-P-10991 (Issue P03) - Rainwater Layout Basement Level prepared by Cundall

All previously approved under application CDN/21/0780.

The approved drainage scheme shall be implemented as part of the development and be retained and maintained thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

18) The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to, and approved in writing, by the City Council, as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies SP1 and DM1 of the Core Strategy.

19) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

20) a) The local benefit proposal for the development hereby approved shall proceed in accordance with the Local Benefits/ Social Value Proposal prepared by Bowmer + Kirkland dated October 2021 (Previously approved under application CDN/21/0804).

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

21) The submitted Travel Plan details shown below, for the development hereby approved shall be fully implemented, prior to first occupation of the development, and shall be kept in operation at all times thereafter.

- o Covering Letter (Prepared by Avison Young; Dated 31/05/2024)
- o Island - Manchester City Centre Travel Plan (Prepared by Mode Transport Planning; Dated May 2024)

Both received by the City Council as Local Planning Authority on 04/06/2024 and previously approved under application CDN/24/0478.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

22) Prior to the first occupation of the development, the provision of 70 cycle spaces shall be implemented, and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy.

23) The development shall proceed in accordance with the highway works detailed within the following plans and documents:

- o TIS-CUR-XX-00-DR-C-9000-P08: Section 278 General Arrangement
- o TIS-CUR-XX-00-DR-C-9002-P09: Section 278 Pavement Construction and Detail
- o TIS-CUR-XX-00-DR-C-9030-P10: Section 278 Road Markings and Signage
- o TIS-CUR-XX-00-DR-C-9050-P07: Section 278 Agreement Plan
- o Yorkstone Material Sample (Received 28/05/2024)

o Email Correspondence RE material samples (Prepared by Bowmer and Kirkland; Dated and received 28/05/2024)

All received on 17/05/2024 unless specified otherwise. All previously approved by the City Council as Local Planning Authority under application CDN/24/0415.

The approved scheme shall be implemented not later than 12 months from the date the building is first occupied

Reason: To ensure that a satisfactory highway and landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development

24) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester.

25) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of the development.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

26) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

27) Prior to the first use of the premises, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy 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).

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

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: 24 June 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 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.