

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

Eastlands Arena Limited
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Installation of external design installations along the City Link urban pathway with associated lighting.

Location: City Link , Holt Town, Manchester, M40 7FQ

Date of application: 12 February 2024

Application number: 139236/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Drawings

CWT-101 - CWT_001 - SITE PLAN
CWT-102 - CWT_001 - PLAN
CWT-103 - CWT_001 - ELEVATION
CWT-111 - CWT_002A - SITE PLAN
CWT-112 - CWT_002A - PLAN
CWT-113 - CWT_002A - ELEVATION
CWT-113 - CWT_002A - ELEVATION 3 MONTH TEMPORARY VINYL BANNER
CWT-121 - CWT_002B - SITE PLAN
CWT-122 - CWT_002B - PLAN
CWT-123 - CWT_002B - ELEVATION
CWT-141 - CWT_004 - SITE PLAN
CWT-142 - CWT_004 - PLAN
CWT-143 - CWT_004 - ELEVATION
CWT-151 - CWT_005 - SITE PLAN
CWT-152 - CWT_005 - PLAN
CWT-153 - CWT_005 - ELEVATION
CWT-161 - CWT_006 - SITE PLAN
CWT-162 - CWT_006 - PLAN
CWT-163 - CWT_006 - ELEVATION
CWT-171 - CWT_007 - SITE PLAN
CWT-172 - CWT_007 - PLAN
CWT-173 - CWT_007 - ELEVATION
CWT-181 - CWT_008 - SITE PLAN
CWT-182 - CWT_008 - PLAN
CWT-191 - CWT_009 - SITE PLAN
CWT-192 - CWT_009 - PLAN
CWT-193 - CWT_009 - ELEVATION
CWT-201 - CWT_010 - SITE PLAN
CWT-202 - CWT_010 - PLAN
CWT-203 - CWT_010 - ELEVATION
CWT-251 - CWT_G1 - SITE PLAN_REVA
CWT-252 - CWT_G1 - PLAN_REVA
CWT_253-CWT_G1 -ELEVATION
CWT-261 - CWT_G2 - SITE PLAN_REVA
CWT-262 - CWT_G2 - PLAN_REVA
CWT_263 -CWT_G2-ELEVATION
CWT_001_CONSTRUCTION DETAIL
CWT_002A_ CONSTUCTION DETAIL
CWT_002B_ CONSTRUCTION DETAIL
CWT_004_ CONSTRUCTION DETAIL
CWT_005_ CONSTRUCTION DETAIL
CWT_006_ CONSTRUCTION DETAIL.
CWT_007_ CONSTRUCTION DETAIL
CWT_008_ CONSTRUCTION DETAIL.
CWT_009_ CONSTRUCTION DETAIL
CWT_010_ CONSTRUCTION DETAIL
CWT_001_ADVERTISING
CWT_002A_ADVERTISING
CWT_002B_ADVERTISING
CWT_006_ADVERTISING
CWT_007_ADVERTISING
CWT_008_ADVERTISING

CWT_009_ADVERTISING
CWT_010_ADVERTISING
CWT_B1-3_ADVERTISING_BUSKING LOCATIONS
CWT_G1_ADVERTISING DRAWING_REVA
CWT_G2_ADVERTISING DRAWING_REVA
CWT-001_REVJ - SITE PLAN - OVERVIEW
CWT-221_REVA - CWT_B1 - SITE PLAN .
CWT-222_REVA - CWT_B1 - PLAN
CWT-231_REVA - CWT_B2 - SITE PLAN
CWT-232_REVA - CWT_B2 - PLAN
CWT-241_REVA - CWT_B3 - SITE PLAN
CWT-242_REVA - CWT_B3 - PLAN
NS2328_CWT_001_DESIGN DOCS
NS2328_CWT_0010_DESIGN DOCS
NS2328_CWT_002B_DESIGN DOCS
NS2328_CWT_009_DESIGN DOCS

Supporting documents

Covering Letter, prepared by Deloitte
Ecology Report, prepared by Helen Hamilton Ecology
Ecological Inspection For Bats And Birds, prepared by Helen Hamilton Ecology
Crime Impact Statement, prepared by GMP Secure by Design
Letter of Support from Greater Manchester Police
Operational Management Strategy, prepared by New Substance
Construction Management Plan, prepared by New Substance
Logistics Plan, prepared by New Substance
Design and Access Statement, prepared by New Substance
Advertisement Lighting Specifications, prepared by New Substance
Advertisement Information checklist, prepared by New Substance

Ground Condition and Excavation Summary received by the City Council, as Local Planning Authority, on the

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 development hereby approved shall be carried out in accordance with the Ecology Inspection for Bats and Birds prepared by Helen Hamilton Ecology Ltd and Ecology Update Report prepared by Helen Hamilton Ecology Ltd received by the City Council, as Local Planning Authority, 22 March 2024 and 14 March 2024 respectively.

The mitigation measures as outlined in paragraph 4.10 to 4.12 of the reports shall be implemented and made available prior to the first use of the development hereby approved.

Reason - In the interest of protecting bats and enhancing the ecological environment pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) Notwithstanding the Operational management and maintenance received by the City Council, as Local Planning Authority, on the 12 February 2024, a final strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented upon first use of the development and thereafter retained for as long as the development remains in use.

Reason - To ensure that there are clear maintenance and management arrangements are put in place for the development pursuant to policy DM1 of the Manchester Core Strategy (2012).

5) Prior to the commencement of the development, a Tram Construction Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall provide a method statement on construction and risks to the tram line including safe methods of working. The approved Plan shall then be implemented for the duration of the works.

Reasons: To ensure that the works are carried out in a manner that the integrity of the Tram Structure and Tram Operations are not adversely impacted and that all appropriate permits are obtained in accordance with Working Safely Near a Tram Line pursuant to policy DM1 of the Manchester Core Strategy (2012).

6) Prior to the commencement of development in association with installation CWT-002A detailed designs of the proposal shall be submitted for approval in writing by the City Council to determine the impact on the adjacent Tram Line. The approved details shall then be implemented and thereafter retained and maintained.

Reason: To ensure that Tram operations are not adversely impacted or future inspection and maintenance activities unduly compromised pursuant to policy DM1 of the Manchester Core Strategy (2012).

7) With the exception of the time periods when the signal sighting/driver distraction assessment is being carried out, the lighting display associated with this development shall not be illuminated until an assessment report (including agreed details of the intensity, frequency of the lighting, colours and any other mitigation required including the prevention of any dark/bright spots) has been submitted for approval in writing by the City Council, as Local Planning Authority.

The assessment must include mitigation measures and the lighting associated with the installation must not be brought into first use without until verification has been provided to the City Council, as Local Planning Authority, that the measures are in place.

Reason: To ensure that the lighting from the development does not adversely impact the safe operation of Metrolink, its users or those using the walking route in the vicinity of the tramway pursuant to policy DM1 of the Manchester Core Strategy (2012).

8) (a) Within one month of the first use of the development, an electromagnetic compatibility plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This plan shall detail that there are no electromagnetic compatibility impacts predicted from the development in line with BSEN 50121 and BS EN 61000-6-4 (emissions) including pre-development testing.

(b) Within one month of the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm compliance with the criteria agreed in part (a). In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the electromagnetic compatibility criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In the interest of safeguarding Metrolink infrastructure 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:

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.

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 design and construct drainage system 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.

- The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

- The operator will need to comply with CAA publication CAP736 and the Air Navigation Order Article 240.

CAP 736: <https://www.caa.co.uk/our-work/publications/documents/content/cap-736/>

Article 240 - Endangering safety of an aircraft - A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft. See <https://www.legislation.gov.uk/ukxi/2016/765/article/240/made>

We recommend that the lights are locked into position and prevented from directing light towards the MAN approach or the aerodrome.

We recommend that permission is sought from the CAA as per CAP 736 to enable any necessary NOTAMs to be put into place initially before inclusion in the Manchester AIP.

- The assessment, as required by condition 9, must be carried out by Metrolink and will require the co-operation of the Applicant with regards to operating the variables for the installation in order to determine what is acceptable to Metrolink and what, if any, mitigation is required.

- Informative; The cost of the assessment and any additional mitigations deemed necessary must be borne by the Applicant and it should be noted that 6 weeks notice is required in order for Metrolink to convene the Assessment Committee.

Date: 19 April 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

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

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