

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Shaun Hinds
Manchester Central Convention Complex
Limited
Windmill Street
Manchester
M2 3GX

Agent (if used)

Mr Stephen Sands
Taylor Design Architects Limited
30 Manchester Road
Wilmslow
SK9 1BG

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Approved Drawings and Documents) and Condition 4 (Louvers, Windows and Screens) of application referenced 137414/LO/2023 to remove louvres from the side elevation.

Location: Manchester Central Convention Complex, Windmill Street, Manchester, M2 3GX

Date of application: 15 January 2024

Application number: 139020/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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced M869 001 Rev C received by the City Council as local planning authority on 27 June 2023

The drawings referenced:

M869 011 Rev A
M869 015 Rev A
M869 017 Rev A
M869 41 Rev A
M869 067 Rev A
51007(50)WIND-001 Rev P2
51007(50)WIND-101 Rev P2

received by the City Council as local planning authority on 20 October 2023

M869 43 (in relation to windows only)

received by the City Council as local planning authority on 10 August 2023

093 Rev A
094 Rev A
096 Rev A

received by the City Council as local planning authority on 19 March 2024.

The Design and Access Statement rev B prepared by Up North Architects received by the City Council as local planning authority on 20 October 2023

The Crime Impact Statement prepared by Greater Manchester Police referenced 2013/0821/CIS/03 received by the City Council as local planning authority on 10 August 2023

The letter from Taylor Design dated 20 October 2023.

The JCC2 Cellar and Product Coolers specification document, the Prio Silent XP 200EC specification document, the Y Series Twin Fan specification document, the MUB/T 062 630EC specification document, the Topvex FC25-R (44777) specification document, the UV-O Odour Control Units specification document, the MUB/T 025 355EC specification document, the MUB/T-S 062 500EC specification document, the Prio Silent XP 150EC specification document and the Topvex SF12 HWL (39410) specification document received by the City Council as local planning authority on 10 August 2023

The drawings referenced VN232690_017, VN232690_019, VN22690_021, VN232690_020, VN232690_023 and VN232690_024 received by the City Council as local planning authority on 21 December 2023

The Green Procurement Plan prepared by UNA received by the City Council as local planning authority on 21 December 2023

The Pre-Construction Information Pack prepared by Safer Sphere received by the City Council as local planning authority on 21 December 2023

The Proposed Material Sheet (excluding the vertical louvre information) received by the City Council as local planning authority on 21 December 2023

The Old Trafford Red brick data sheet prepared by Forterra received by the City Council as local planning authority on 11 March 2024

The Conservation X Textured Charcoal 400x400x50 data sheet prepared by Marshall's received by the City Council as local planning authority on 20 May 2024.

The emails from Taylor Design Architects dated 13 February 2024, 11 March 2024 and 20 May 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC7, CC9, EN1, EN3, T1 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(i) Samples and specifications of mortar and jointing and fixing details between all component materials

(ii) A strategy for quality control management.

b) The following materials shall be used in the development:

(i) The stone shall be York stone to match the existing pavers of the forecourt.

(ii) The brick used for the works to the Southeast elevation shall be Old Trafford Red produced by Forterra.

(iii) Reclaimed Conservation X Textured Charcoal 400x400x50 to match existing for the service route amendment.

(iv) Doors and glazing shall be Kawneer systems AA100 and AA720 to match existing

v) Honed polished black granite shall be used for the face of the steps

vi) Ramp textured paving to match existing used on the forecourt shall be used for the ramp

The above materials shall be sourced and used in accordance with the Green Procurement Plan prepared by UNA received by the City Council as local planning authority on 21 December 2023.

The approved materials shall be used in the construction of the development hereby approved.

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

4) The side (southeast) windows and door hereby approved shall be implemented fully and only in accordance with the drawings referenced 093 Rev A, 094 Rev A and 096

Rev A and shall be completed prior to first occupation of the development hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 22 May 2024

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

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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.